

DAVID R. MARTIN
MAYOR
CITY OF STAMFORD, CONNECTICUT



R01-18-A-004

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Frank Gardner
EPA Region 1
5 Post Office Square
Suite 100, Mail code: OSRR7-2
Boston, MA 02109-3912

November 16, 2017

Dear Mr. Frank Gardner,

On behalf of the City of Stamford, I am pleased to submit the enclosed application to the U.S. Environmental Protection Agency (EPA) for a \$300,000 Brownfields Community-Wide Assessment grant (combined hazardous substances/petroleum) to provide the critical support necessary to inventory, characterize, assess, and plan for the redevelopment of sites that will facilitate public safety improvements, catalyze economic activity, and increase access to parks and recreational assets in the Mill River Corridor.

The proposed assessment project will focus on the Mill River Corridor (Fairfield County Census Tracts 201, 215, 221, 222), which connects Stamford's most economically distressed neighborhoods, and 500 low-income and public housing units, to a world-class park, recreational opportunities, and natural areas in the heart of the downtown. Vacant and underutilized properties throughout the Mill River Corridor prevent the establishment of a more continuous, connected system of sidewalks and green spaces, which affects walkability and bike and pedestrian safety. EPA Brownfields support will leverage the \$78+ million public, private and philanthropic resources invested in the Mill River Park & Greenway to provide access to green space, develop safe walking/biking connections to transit and jobs, and provide other benefits to the low- and moderate-income families in the struggling West Side and South End of Stamford.

The City of Stamford provides the following information to EPA:

- | | |
|--|--|
| a. <u>Applicant Identification:</u> | City of Stamford
888 Washington Boulevard
Stamford, CT 06901 |
| b. <u>Funding Requested:</u> | |
| i. Grant: | Assessment |
| ii. Assessment Grant Type | Community-wide |
| iii. Federal Funds Requested: | \$300,000 |
| iv. Contamination: | \$150,000 Hazardous Substances/
\$150,000 Petroleum |
| c. <u>Location:</u> | City of Stamford, Fairfield County, CT |
| d. <u>N/A</u> | |

e. Contacts:

i. Project Director:

Thomas Madden, AICP
Economic Development Director
Office of Economic Development
City of Stamford
888 Washington Boulevard, 10th Floor
Stamford, CT 06901
Phone: (203) 977-5168
TMadden@StamfordCT.gov

ii. Chief Executive:

The Honorable David Martin
Mayor
City of Stamford
888 Washington Boulevard
Stamford, CT 06901
Phone: (203) 977-4140
DMartin@StamfordCT.gov

f. Population:

i) 129,113 ii) N/A iii) N/A

g. Regional Priorities/Other Factors:

See attached.

h. State Acknowledgement Letter:

See attached.

I thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "David Martin".

David Martin
Mayor, City of Stamford

City of Stamford, CT - Application for EPA Brownfields Assessment Grant

OTHER FACTORS CHECKLIST

Name of Applicant: City of Stamford, CT

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Titles:

Coordinated Public Funding for Brownfields

- Page Number(s): 1, 6, 9, 10, 11

Assessment Other Factors Checklist

Please identify (with an x) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	<i>None of the Other Factors are applicable.</i>	
	Community population is 10,000 or less.	
	The jurisdiction is located within, or includes, a county experiencing “persistent poverty” where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	
	Applicant is, or will assist, a federal recognized Indian tribe or U.S territory.	
	Targeted brownfield sites are impacted by mine-scarred land.	
<u>X</u>	Project is primarily focusing on Phase II assessment.	8, 9
<u>X</u>	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying amounts and contributors of resources and including documentation that ties directly to the project.	9, 10, and attached documentation
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

November 6, 2017

Mr. Thomas Madden
Director of Economic Development
City of Stamford
888 Washington Blvd.
Stamford, CT 06901

Re: State Acknowledgement Letter for EPA Brownfields Assessment Grant for FY 18

Dear Mr. Madden:

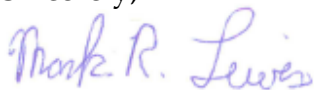
The Connecticut Department of Energy and Environmental Protection (DEEP) acknowledges that the City of Stamford intends apply to the US Environmental Protection Agency (EPA) for a Brownfields Assessment Grant for Federal Fiscal Year 2018. The City of Stamford plans to use the grant funding to conduct assessment activities at various properties contaminated with hazardous substances and petroleum in the communities served by your organization.

If petroleum assessment grant funds are awarded by EPA, DEEP or EPA must determine the eligibility of each petroleum site before any site specific assessment activity is undertaken using the petroleum assessment grant funds.

You may want to refer to DEEP's PREPARED Municipal Workbook. This on- line guidebook is designed to help municipalities navigate the complex process of remediating and redeveloping brownfields. The Workbook is available on our web site at
http://www.ct.gov/deep/cwp/view.asp?a=2715&q=555770&deepNav_GID=1626.

If you have any questions about this letter, please contact me at (860) 424-3768 or by e-mail at mark.lewis@ct.gov. Good luck with your application.

Sincerely,



Mark R. Lewis
Brownfields Coordinator
Office of Constituent Affairs & Land Management

C: Ms. Dorrie Paar, EPA (via e- mail)

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1. COMMUNITY NEED

a) Target Area & Brownfields, i. Community and Target Area Descriptions – The deed to the City of Stamford, Connecticut, once known as Rippowam by the Native American inhabitants to the region, was signed in 1640. While agriculture was innate to the region, the waterfront became the city’s primary source of commerce due to its naturally accessible harbor and proximity to the bustling island of Manhattan. The shipping trade, ship-making, carpentry, barrel making, and a variety of other occupations related to yachting increased with a new influx of residents from New York. In the late 1800’s, mills and mill-generated businesses grew the economy. By the last decade of the nineteenth century, Stamford was rapidly becoming industrialized with manufacturers such as the Yale and Towne Manufacturing Company, the St. John Woodworking Company, and Stamford Manufacturing Company, formerly the old Cove Mills. By the mid-1950s, however, downtown Stamford had succumbed to severe urban blight caused by the flight to the suburbs and the decline of industry in the Northeast. A once vibrant downtown became littered with vacant storefronts, empty lots, and unsafe and unsanitary housing. The City undertook a massive urban renewal effort, which included an infusion of light manufacturing businesses. The downtown was designed to be impenetrable to the crime residents sought to escape from in New York City, resulting in streets that were not well-connected nor friendly toward pedestrians. While today much of the city prospers with a vibrant downtown and cluster of corporate headquarters, Stamford has serious pockets of poverty where vacant/underutilized and contaminated properties create barriers to continued efforts to enhance neighborhood aesthetic, improve safety and walkability, and increase access to recreational opportunities. The proposed assessment project will focus on the Mill River Corridor (Fairfield County Census Tracts 201, 215, 221, 222), which connects Stamford’s most economically distressed neighborhoods and 500 low-income and public housing units to a world-class park, recreational opportunities, and natural areas in the heart of the downtown. EPA Brownfields support will leverage the \$78+ million public, private and philanthropic resources invested in the Mill River Park & Greenway to improve connections to jobs, link residents to commercial corridors via greenway, and create other benefits to the low- and moderate-income families in the struggling West Side and South End of Stamford.

ii. Demographic Information and Indicators of Need

	Target Area*	City	County	State	National
Population	29,918 ¹	126,592 ¹	939,983 ¹	3,593,222 ¹	316,515,021 ¹
Unemployment	10% ¹	8.9% ¹	9.0%	8.8% ¹	8.3% ¹
Poverty Rate	19.0% ¹	9.0% ¹	9.0% ¹	10.50% ¹	15.5% ¹
Percent Minority	69.6% ²	52% ²	35.9% ²	30.8% ²	37.7% ²
Mdn HH Income	\$ 55,250 ¹	\$79,359 ¹	\$84,233 ¹	\$ 70,331 ¹	\$53,889 ¹
Per Capita Income	\$ 37,503 ¹	\$47,481 ¹	\$50,137 ¹	\$ 38,803 ¹	\$28,555 ¹
%HH w/ >1 Occupant/Room	9.6% ¹	4.5% ¹	2.6% ¹	1.9% ¹	3.3% ¹
Non-English at Home	58.0% ¹	42.8% ¹	58.2% ¹	21.9% ¹	21.0% ¹
Children Under 5	9.9% ¹	6.7% ¹	8.2% ¹	7.1% ¹	6.5% ¹
Fertility	56 ³	55 ³	46 ³	45 ³	53 ³
SNAP	19.4% ¹	8.6 ¹	9.1% ¹	12.1% ¹	13.2% ¹
Walked to Work	12.5% ¹	4.4% ¹	2.6% ¹	3.0% ¹	2.8% ¹
Public Transit to Work	12.9% ¹	14.1% ¹	9.9% ¹	4.8% ¹	5.1% ¹
<div> <div>* Census Tracts 201, 215, 221, 222</div> <div> <div>1 U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates</div> <div>2 Ibid. – (Total Population – Non-Hispanic White Alone)/Total Population</div> <div>3 Rate per 1,000 women aged 15-50 with babies born in past 12 months</div> </div> </div>					

Stamford, CT - Application for EPA Brownfields Assessment Grant

iii. Description of the Brownfields –Stamford will work with the targeted community to identify brownfields, and conduct up to eight Phase I assessments and eight Phase II assessments with EPA support. The City and residents have already identified three high priority sites due to their proximity to residents and catalytic potential for achieving the Mill River Park & Greenway vision:

1) Sprague Terminal (10 Water St, Stamford, CT 06902): The Sprague Terminal, located on the east bank of the Rippowam River at the gateway to the Mill River Park & Greenway, contains an oil terminal with above ground tanks where marine tankers can discharge their cargo. Road tankers operate from the terminal to transport products to gas stations and other users. The Sprague terminal site currently severs a pedestrian and bike path that runs up from Waterside Park toward the Mill River Park & Greenway. The City seeks to acquire easements on the Sprague Terminal site to assess, remediate, and transform into a connected bike and pedestrian path that will link the bustling, commercial Harbor Point area and South End to the Mill River Park & Greenway. There are residential neighborhoods within one block of the Sprague terminal site, which remain disconnected from the City's recreational assets and the river. The primary contaminants of concern at this site are petroleum constituents that may reach residents through stormwater runoff or leaching into groundwater. Stamford's primary water source is wells.

2) Czesick Homes (108 Greenwich Avenue Stamford, CT 06902) – Czesick Homes was a 45+ year-old senior housing facility located along the Mill River and that tidal estuary's 100-year flood plain. The City of Stamford received \$6.4 million through Connecticut's allocation of \$72 million awarded by the U.S. Department of Housing and Urban Development (HUD) Block Grant Disaster Recovery program to replace the dilapidated housing at a new location on 922 Summer Street after it was flooded during Hurricane Sandy. Charter Oak Communities (COC), Stamford's public housing authority, is transferring the property over to the City to assess, demolish, remediate, and transform into an extension of Mill River Park & Greenway. Remaining residents are potentially exposed to lead paint, asbestos, and mold. This site is within one block of a large residential area.

3.) Auto-Tech Site (43 W Main St, Stamford CT, 06902) – The Auto-Tech Imported Car Service site is an underutilized property on the west side of the Rippowam River that is primed for redevelopment as a mixed-use property with potential housing and retail that will be easily accessible by the Mill River trails. Potential contaminants from activities onsite include oil and grease, solvents from parts cleaning and repair work, VOCs and SVOCs from automotive fluids, and metals from automotive body work.

The priority sites pose several real and perceived environmental impacts. Initial assessment activities in the targeted area sites have revealed hazardous materials in the soil and groundwater, including asbestos, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), petroleum constituents, and polychlorinated biphenyls (PCBs), all of which are associated with serious health impacts in vulnerable populations such as children under five, pregnant women, and the elderly (see Demographic Indicators table). These brownfields contribute to the extremely high EJ Indices described in *Section 1.b.ii.* (below).

Now in its sixth year of construction, groundwork for the Mill River Park began in 2009 when the Army Corps of Engineers removed a dam at Main Street and deepened the river channel to improve its flow, helping raise all or parts of properties along Mill River Street and Washington Boulevard from Broad to Main Street out of the 100-year flood plain, making the throughput of the flood plain faster and its containment capacity greater. Much of the target brownfields area is located

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within a federally-mapped flood zone. Concentration of contaminants in soil surrounding brownfields rises significantly following incidents of flooding. In 2012, Superstorm Sandy flooded Stamford, with especially severe impacts for low-income, minority community members. The strong winds of hurricanes disrupt contaminated soils, move waste long distances, and damage protective liners covering dangerous toxic waste. As climate change-related weather events continue to become more frequent and intense, they will pose even greater risk in neighborhoods abutting potentially contaminated sites. Public concern about the impacts of contamination will continue to grow unless the City takes action to assess and remediate contaminated properties.

b) Welfare, Environmental, and Public Health Impacts, i. Welfare Impacts – Stamford is generally an affluent, white collar community. However, the targeted brownfields area encompassing the South End and parts of the distressed West Side neighborhood has higher poverty, lower income, and higher unemployment than the rest of Fairfield County and the State. The targeted brownfield corridor's population is 70% minority. Median per capita income in the target area (\$55,250) is less than Fairfield County's (\$84,233) and the State's (\$70,331). Severe income disparities between West Side and South End residents and the rest of the City, coupled with high housing prices, cause residents of the target brownfields area to struggle to achieve stable housing, nutritious food, educational support and adequate medical care. The National Low-Income Housing Coalition's *Out of Reach* 2016 report ranks the Stamford-Norwalk metropolitan area as the fifth most expensive in the country. In order to afford the Fair Market Rent (FMR) in Connecticut for a two-bedroom apartment, a Stamford household must include 3.9 minimum wage earners working 40 hours per week year-round. The Center for Neighborhood Technology, which urges families to spend no more than 45% of a household budget on housing and transportation costs, indicates that Stamford families spend more than 74% on housing and transportation alone.

Vacant and underutilized properties throughout the Mill River Corridor prevent the establishment of a more continuous, connected system of sidewalks and green spaces, which affects walkability and bike and pedestrian safety. Challenges to revitalization of the targeted brownfields area include lack of connectivity between the distressed West Side and the downtown and Stamford Transportation Center, poor access to green space and recreational opportunities, and lack of a sense of place. Outmoded, unsafe public housing with poor access to transportation options physically and socially isolates low-income, minority residents from the rest of the community, creating barriers to job opportunities, quality education, safe streets, and a clean and healthy living space. According to Stamford Hospital's 2015 DataHaven Community Wellbeing Survey, residents with the lowest incomes are 30% less likely to report feeling safe walking in their neighborhoods at night as compared to those with incomes of more than \$75,000 per year.

ii. Cumulative Environmental Issues – Stamford is home to multiple gas stations, body shops, dry cleaners, advanced materials companies, fuel yards, and other commercial operations. Both the heavily congested Interstate 95 and U.S. 1 traverse the community. The Stamford Water Pollution Control Facility has operated downtown along the East Branch of Stamford Harbor since 1900, and processes wastewater from the City and the neighboring Town of Darien. The City operates three waste disposal centers within close proximity of the target area: the Katrina Mygatt Recycling Center, the Scofieldtown Road Recycling Center and the Scale House. The area is also highly monitored by EPA for air pollution, hazardous waste and toxic releases. According to EPA's Envirofacts system, 367 facilities are regulated in Stamford, including: 102 stationary

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sources of air pollution; 26 brownfields listed in the Assessment, Cleanup and Redevelopment Exchange System (ACRES); 9 entities in the Hazardous Waste Report; 3 Superfund sites; 4 large emitters of greenhouse gas emissions; 17 permitted dischargers of wastewater; 242 hazardous waste handlers; 17 businesses that use chemicals included on the Toxic Releases Inventory; and 13 companies dealing with chemicals covered by the Toxic Substances Control Act. Stamford has been designated in moderate nonattainment for the 1997 8-hour ozone standard, and in marginal nonattainment for the 2008 8-hour ozone standard. The targeted brownfields area is also an Environmental Justice Community of Concern. According to the EPA's EJScreen tool, the target brownfields area is in the 99th percentile compared to the rest of the state for National Air Toxics Assessment (NATA) Cancer Risk, which is measured as the probability of contracting cancer over the course of a lifetime, assuming continuous exposure, and 98th percentile compared to the rest of the state for NATA Respiratory Hazard Index (HI), which is measured by the sum of hazard quotients for substances that affect the respiratory system. Accounting for demographic data, the target area has EJ Indices in the top 90th percentile or above for PM 2.5, Ozone, Traffic Proximity, NATA Cancer Risk, NATA Respiratory HI, and NATA Diesel PM.

iii. Cumulative Public Health Impacts - The *2016 Stamford Hospital Community Health Needs Assessment* shows stark disparities in health indicators correlated with income and poverty levels within the city. Stamford's target brownfield area is high poverty, and low income, facing higher rates of asthma, diabetes, and heart disease. These chronic diseases could be tied to exposure (especially for young children, pregnant women, and elderly) to airborne pollutants and carcinogenic, mutagenic, and teratogenic environmental contaminants, as well as lack of access to physical activity due to the barriers that vacant and contaminated brownfields create to enhancing walkability and connectivity in the targeted brownfields area, where Stamford's low-income earners are highly concentrated. According to the *2016 Health Needs Assessment*, Stamford's lowest-income earners (<\$30,000) have a diabetes rate five times higher, an asthma rate 1.6 times higher, and a heart disease rate 3.5 times higher than Stamford's higher-income earners (>\$75,000). A 2016 Connecticut Department of Public Health census-tract-level GIS map shows hotspots for asthma hospitalizations all throughout the brownfields area, with average combined asthma ED and Hospitalization by census tract up to 182 per 10,000 people (state average is 60 per 10,000). According to respondents of the Community Health Needs Assessment online survey, parents regard poor nutrition, food insecurity, and lack of physical exercise as the greatest barriers that negatively impact health outcomes among children. Violence was also noted as a chief concern in the target brownfields area, as Stamford has seen an increase in youth gun violence that may be attributed to a lack of youth services, limited job opportunities for disconnected youth, and inadequate access to nature and green space. Dilapidated publicly-assisted housing and vacant brownfields properties are environmental factors that increase risk of young adult violence.

c) Financial Need, i. Economic Conditions - The City of Stamford is limited in its ability to assess and remediate brownfields without EPA Assistance. Despite private economic development efforts in the South End and downtown, the City's finances have been negatively impacted by the rising costs of health insurance, retirement benefits and other structural costs compounded with State-led municipal budget cuts, which limits the City's ability to invest in new projects. Governor Malloy's recent attempt to close a more than \$900 million deficit resulted in massive cuts to State Aid to cities, including a \$2.85 million cut in municipal aid to the City and \$645,000 reduction in funding to the city's Board of Education. Stamford ranks 167 out of the 169 Connecticut

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municipalities in terms of the lowest reserves of state aid in 2017, with only \$1.4 million, which is only 1% of annual spending.

Stamford's financial services sector, an important business segment in the community and vital part of Stamford's tax base, is experiencing economic uncertainty, which threatens to disrupt the city's future. UBS Investment Bank's trading floor in Stamford, once recognized by Guinness World Records as the biggest such facility on the planet, is now comprised mostly of back-office, legal and technology staffers. The Stamford Advocate reported that a \$156 million mortgage on the UBS building was transferred to a company that works through problem loans. Westport-based Bridgewater Associates, the world's largest hedge fund, recently turned down \$120 million in state incentives to bring 1,200 jobs to Stamford. In addition, Scottish lender RBS, just across the street from UBS, began slashing trading jobs from its workforce of 2,000 over the past few years.

Stamford's economic recovery has also been disrupted by seven nationally-declared disasters since 2006, most recently Hurricane Irene (2011) and Hurricane Sandy (2012). As such, Stamford has been forced to spend limited resources recovering from extreme weather-related damages.

ii. Economic Effects of Brownfields – Brownfields threaten Stamford's livability and its ability to grow sustainably. Contaminated sites are eyesores that hinder smart growth. These properties cripple the tax base, cause property values to fall, create blight, attract vandalism and crime, and lead to community disinvestment. Vacant and contaminated properties in the South End are contributing to an already depressed office market. Median incomes are lower and unemployment rates are higher in the target brownfields area than in the rest of the city, county, and state. The poverty rate of the brownfields area is over double the poverty rates of the city and the county. Brownfields properties create barriers to economic development that could grow well-paying jobs to replace those lost with the decline in industry. Businesses leaving the downtown and South End have left Stamford with a 30% office vacancy, which caused the city to nearly double its tax rate to attempt to make up for lost revenue. As new development moves to the urban fringe, the municipal burden to maintain critical infrastructure also increases. Securing and monitoring vacant and contaminated properties is costly to owners and burdens already strained municipal services. The lack of vitality in areas crisscrossed with vacant and contaminated properties hinders the City's potential to attract new businesses and grow the tax base.

2. PROJECT DESCRIPTION & FEASIBILITY OF SUCCESS

a) Project Description, Timing and Implementation, i. Project Description and Alignment with Revitalization Plans – Several vacant and underutilized properties in the Mill River Corridor are creating barriers to attaining the community's vision for the Mill River Park & Greenway. With EPA Brownfields support, the City will conduct up to eight Phase I assessments and up to eight Phase II assessments at strategic sites within the Mill River Corridor targeted brownfields area. These activities will involve the procurement and management of environmental professionals, who will work with urban planners and landscape architects to engage the community in designing green infrastructure and other reuses that will complement the community's public arts initiatives and build resiliency to extreme weather events. These assessment efforts will remove uncertainty and health risks preventing redevelopment of strategic sites; identify approaches for reuse that benefit the community and reduce vulnerability to extreme weather events; and engage the public in ensuring that brownfields revitalization efforts are consistent with established community plans.

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For nearly 100 years, Stamford has dreamed of a Central Park in the heart of its downtown and a greenway along the banks of the historic Mill River. In the mid-1990s, the City of Stamford launched a major initiative to restore and transform the Mill River on the three-mile segment of the 75 square mile Rippowam (Mill) River watershed that traverses downtown Stamford and its most economically distressed neighborhoods, and empties into the Long Island Sound at the southern edge of the City. After leveraging \$78+ million from a variety of sources and sectors and creating key segments of the world-class Mill River Park, Stamford and its partners are moving into the next key phases of the long-term restoration and recreation plan.

The Mill River Corridor Community-Wide Brownfields Assessment project will help culminate more than 15 years of local and regional planning. Starting with a comprehensive Mill River corridor study in 1997, Stamford has built this Mill River project into its Stamford Master Plan, created a new “Mill River Design District” zone, designated the Mill River Corridor as a redevelopment area, and established City capital accounts for property acquisition and park development. The Mill River project is also consistent with other urban revitalization plans in Stamford, including the South End redevelopment plan of that formerly blighted brownfield area, the Stamford Vita Health & Wellness District plan sponsored by HUD, and the U.S. Army Corps of Engineers “Aquatic Ecosystem Restoration Plan” for the Mill River conducted in partnership with Stamford. The project will advance the shared goals of these plans to reduce blight, protect the environment, grow jobs, and encourage a culture of health among residents through enhanced recreational opportunity. This proposed project is also highly consistent with the State of Connecticut’s 2011-2016 Statewide Comprehensive Outdoor Recreation Plan (SCORP), which is part of the reason the Connecticut Department of Energy and Environmental Protection (DEEP), has been a sustaining partner in the Mill River initiative. The SCORP identifies the highest demand for recreation in Connecticut to be multi-use trails like the Mill River Greenway, among other top recreational demands including picnic areas and playgrounds, nature preserves, and fishing, all of which will be made more accessible by this brownfields project.

The project incorporates equitable development by facilitating the development of new mixed-income housing and senior housing/assisted living with street level retail and easy access to transit and parks. The project incorporates sustainable practices by focusing on green space connections and approaches for green infrastructure on remediated sites. The project advances environmental justice through reducing disproportionate health burdens born by the residents of the target area through identifying contaminants for remediation and advancing the Mill River project that will create opportunities for outdoor physical activity for underserved residents.

ii. Redevelopment Strategy – The redevelopment strategy includes:

- Extending the Mill River Greenway & Park by remediating waterfront sites, including the Czesick Homes and Sprague Terminal sites. This approach will provide more transportation choices to the distressed communities by increasing access to the Mill River bike and pedestrian trails and to the Stamford Intermodal Transportation Center, which provides more choices for transit and commuting.
- Introducing vibrant, mixed-use development on strategic properties, including the Auto Tech site, to attract new visitors, businesses, and residents to the Mill River Corridor and spur job creation in the distressed surrounding neighborhoods, using existing streets, sewer lines, and

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other critical infrastructure to serve redeveloped sites. The approach will facilitate job creation, attraction of new businesses, and boosting tax revenues.

- Using existing streets, sewer lines, and other critical infrastructure to serve redeveloped sites.
- Engaging residents in the site selection and reuse planning for strategic site redevelopment.
- Removing blight that creates barriers to connecting communities with downtown services.

Today's young workforce seeks to live close to where they work in walkable, livable communities with ample resources and amenities. Area-wide planning for the South End aims to capture Stamford's young talent and address the office vacancy challenge through developing new small businesses, entrepreneurial incubators, and shared workspaces into the South End, where the Mill River Trail extension will provide convenient connections to jobs, the downtown, and urban greenspace and trails. Entrepreneurial growth will spark economic development that creates well-paying jobs that will reduce unemployment and enhance quality of life. The Vita Health and Wellness District in the West Side presents a good example of how transforming vacant properties into greenspace, including a community farm, has helped transform one of the most distressed neighborhoods and inspired residents of all ages to start their own health-oriented businesses to fill empty storefronts along the corridor.

ii. Timing and Implementation –

Activity	Year 1				Year 2				Year 3			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Grant Management	X	X	X	X	X	X	X	X	X	X	X	X
Form Steering Committee	X											
Committee Meetings	X	X	X	X	X	X	X	X	X	X	X	X
RFP for Consultants	X											
Hire Consultants		X										
Community Meetings		X	X					X	X			X
Site Selection				X	X							
Site Access Agreements					X	X						
Phase I's & Phase II's						X	X	X	X	X		
Cleanup/Reuse Planning										X	X	
Project Closeout												X

(a) Contractor procurement: The City of Stamford will procure qualified, top-notch, environmental and planning consultants in adherence with local, state, and federal competitive procurement standards to help support community engagement activities, identify strategic sites, conduct assessments, and plan for redevelopment. The City's procurement procedures include seeking statements of qualifications and price proposals that are reviewed by the Office of Administration. Professionals with previous EPA Brownfields experience will be encouraged to compete. The City of Stamford is an equal opportunity contractor. Fully qualified contractors who submit the lowest bona fide bids will be selected. Assuming an September 1, 2018, award date, the City anticipates the immediate release of the RFP with proposal due October 15, 2018, selection of firms by November 15, 2018, and following notification of the selected firms, execution of contracts by January 15, 2019.

(b) Inventory and prioritization: The City has engaged the community in identifying key sites for redevelopment based on location, size, capacity for redevelopment, potential to spur additional economic development, potential to improve the quality of life or to site new public amenities, ownership, and adequacy of infrastructure, transportation systems, and utilities. The City will build

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upon the three strategic sites listed in Section 1.a)iii to develop a process to prioritize additional potentially contaminated sites for assessment using the following criteria: redevelopment potential; consistency with the area-wide redevelopment strategy and the plans described in *Section 2.a.i.*; alignment with extreme weather resiliency planning efforts; protection of public health; nuisance resolution; tax base impacts; possible interested buyer; capacity to unleash further revitalization; ability to create jobs for neighborhood residents; likeliness to negotiate site access agreements with willing property owners; and potential to leverage state and federal resources for cleanup and revitalization. A key criterion for site selection is community support. Residential and business stakeholders will be asked to nominate sites and encouraged to attend public meetings to provide input and share feedback.

(c) Site access: With the assistance of the Mill River Collaborative, the project manager and consultants will work with private property owners at the beginning of Year 2 to negotiate access agreements. Formal written authorization from landowners will ensure all sites are legally and readily accessible to the Town's contractors for the purpose of performing assessment fieldwork (e.g., on-site reviews, interviews of persons knowledgeable regarding the property history, soil borings, monitoring well installation, or sampling). Agreements will ensure the sites are cleared of excess vegetation and/or any other physical barriers that would impede the collection of samples. The transfer of the Czesick Homes property from COC to the City is already underway. Stamford is prepared and well-seasoned in easement acquisition on the Mill River, and has already obtained several easements for the extension of the Mill River Greenway within the targeted brownfields area. Stamford has also already conducted very extensive NEPA, Section 106 historic protection, and other planning along the Mill River Corridor which will facilitate and expedite this project.

b) Task Description & Budget Table, i. Task Description

» **Task 1 – Cooperative Agreement Oversight (\$11,475):** The budget includes funding for the management and execution of the grant, including \$3,750 (Planning staff @ \$100,000/year * 0.0125 FTE * 3 years) to support the project manager, who will serve as a liaison with EPA Region 1 and be responsible for assuring compliance with grant requirements. Travel expenses (\$2,775), including flights, driving, hotels, and meals, have been set aside for two staff members to attend two regional conferences and two EPA National Brownfields Conferences during the project period to learn best practices and identify ways to leverage EPA resources. Contractual costs of \$4,500 are included to support project oversight and management by the project consultants. Limited expenses (\$450) have been budgeted for miscellaneous office supplies to support this task.

Outputs: Contracts with environmental professionals to conduct assessments and remediation planning; site eligibility forms to EPA and CT DEEP as appropriate; on-time reporting and ACRES updates; capacity-building through conference attendance; and final reporting.

» **Task 2 – Community Outreach & Involvement (\$17,700):** The budget supports engagement activities with residents, businesses, organizations, and other stakeholders for both hazardous waste and petroleum sites. Participants will help to decide where to deploy EPA funds and determine reuse options. The City will connect with the community through public meetings, neighborhood association gatherings, speaker's bureaus, newsletters, dedicated web sites, social media, the production of print materials, and other outreach vehicles. The City will strengthen its Steering Committee. The project team will be responsible for negotiating site access with property owners. Staff (\$4,500= communications and planning staff @ \$50,000 * two staff * 0.015 FTE * 3 years) and consultants (\$12,000) will manage outreach efforts, and produce educational information for residents, community groups, property owners, and businesses. Funding is also

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included to support meeting expenses such as promotional materials (\$200), facility costs (\$350), and audio-visual equipment rentals (\$200), split between hazardous substances and petroleum activities. Limited expenses (\$450) are budgeted for office supplies and other costs to support this task. **Outputs:** 12 community meetings; >5,000 community members reached with outreach materials; one-on-one meetings with property owners; and establishment of a dedicated web page, site inventory, and formal site access agreements on all priority sites.

» **Task 3 – Brownfields Assessment Activities (\$190,875):** This task includes site assessment activities, including procurement of consultants; refinement and finalization of rating/ranking criteria; rating and ranking of sites; follow-up planning/technical assistance on sites (tax records, mapping, past studies); preparation for a comprehensive QAPP for all sites; and preparation of Sampling and Analysis Plans and Health and Safety Plans as needed for Phase II Assessments. The focus will be on Phase II assessments as many of the sites in the targeted area have undergone Phase I Assessments or the equivalent. Brownfield sites will vary in size, complexity, and condition. As such, Stamford estimates it will conduct up to 4 hazardous substance Phase I's, 4 petroleum contamination Phase I's (ranging from \$2,500 - \$7,500), and up to 4 hazardous and 4 petroleum contamination Phase II's (ranging from \$15,000 - \$35,000). These activities will be conducted by qualified environmental professionals (\$187,500). Staff (\$3,000 = planning staff @ \$100,000/year * 0.015 FTE * 3 years) will manage the assessment process. Limited expenses (\$375) are budgeted for office supplies and other costs. **Outputs:** Up to 8 Phase I and 8 Phase II assessments (hazardous and petroleum); preparation for a comprehensive QAPP for all sites; compilation of Sampling and Analysis Plans and Health and Safety Plans as needed.

» **Task 4 – Site Reuse & Cleanup Planning (\$79,950):** Funding is included to support remedial and reuse plans (\$75,000) developed by qualified environmental professionals, reuse experts and other consultants. Funding is included for City staff (\$3,750 = planning staff @ \$100,000/year * 0.0125 FTE * 3 years) to manage planning activities; meeting expenses/promotional materials (\$150); facility costs (\$300) and audio-visual equipment (\$150). Limited expenses (\$450) are budgeted for office supplies/miscellaneous for this task. **Outputs:** Remedial Action Plans (RAPPS) for each sites; reuse plans that align with community vision; and "Resource Roster" created to guide future funding to realize redevelopment plans.

<i>ii. Budget Table</i>					
Category	Task 1	Task 2	Task 3	Task 4	TOTAL
Hazardous Substances – Project Tasks					
Personnel	\$1,875	\$2,250	\$1,500	\$1,875	\$7,500
Fringe Benefits	\$0	\$0	\$0	\$0	\$0
Travel	\$1,388	\$0	\$0	\$0	\$1,388
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$225	\$225	\$188	\$225	\$863
Contractual	\$2,250	\$6,000	\$93,750	\$37,500	\$139,500
Other: Meeting Expenses	\$0	\$375	\$0	\$375	\$750
SUBTOTAL	\$5,738	\$8,850	\$95,438	\$39,975	\$150,000
Petroleum Contamination – Project Tasks					
Personnel	\$1,875	\$2,250	\$1,500	\$1,875	\$7,500
Fringe Benefits	\$0	\$0	\$0	\$0	\$0
Travel	\$1,388	\$0	\$0	\$0	\$1,388
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$225	\$225	\$188	\$225	\$863

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Contractual	\$2,250	\$6,000	\$93,750	\$37,500	\$139,500
Other: Meeting Expenses	\$0	\$375	\$0	\$375	\$750
SUBTOTAL	\$5,738	\$8,850	\$95,438	\$39,975	\$150,000
TOTAL	\$11,475	\$17,700	\$190,875	\$79,950	\$300,000

c) Ability to Leverage –

Source	Purpose/Role	Amount (\$)	Status
City of Stamford	In-kind services towards the management of the cooperative agreement and community outreach	\$30,000	Secured resource

EPA Brownfields funding will advance over a decade of coordinated efforts between City officials, businesses, and community groups to overcome environmental, social, and economic challenges in Stamford's downtown through the revitalization the Mill River Corridor. Since commencing in the mid-1990's, Stamford has leveraged \$78+ million and thousands of volunteer hours to create key segments of the world-class Mill River Park. Momentum began in 2004 with Army Corps investment in river ecosystem restoration and funding from the National Oceanic and Atmospheric Administration's (NOAA) Coastal and Estuarine Land Conservation Program (CELP). Stamford is proud that Connecticut's then-DEEP Commissioner and former U.S. EPA Administrator Gina McCarthy was one of the founders and early leaders on this project. Project leverage includes:

- In 2017, Stamford was one of fifty cities to participate in Robert Wood Johnson Foundation's Invest Health initiative, through which multi-sector partners are developing a plan to address the rise in youth gun violence through economic and community development strategies focused on social cohesion, "defensible space" design paradigms, and provider coalitions aimed at deterring negative street activity. EPA Brownfields resources will advance these efforts through transforming underutilized properties to provide increased access to green space and recreation, which will deter violence and crime among youth.
- In 2016, Stamford received a \$362,000 from Connecticut Department of Community and Economic Development to remediate a former gas station and dry cleaning site to enable the completion of the Mill River Park and Greenway.
- Assessment funds will leverage Stamford Hospital's \$450 million, 640,000-square-foot expansion in the West Side, completed in 2016, by better connecting it to the South End
- In 2013, the City, COC, Stamford Hospital, and community stakeholders participated in an EPA Building Blocks technical assistance workshop to ensure that West Side revitalization creates equitable development. EPA Brownfields funds will continue to support that goal.
- In 2012, Stamford received an \$850,000 FHWA Transportation, Community and System Preservation Grant to provide improved pedestrian access across a closed 127-year old bridge over the Mill River between the West Side and downtown. The rehabilitated West Main Street Bridge, which bisects the targeted brownfield area, will connect residents near the Auto Tech site property and other redevelopment sites with employment and cultural activities downtown.
- In 2011, the City received a \$10.5 million U.S. Department of Transportation TIGER Grant, on top of a \$16 million Bus Livability Grant from the Federal Transit Administration in 2009, to improve the safety and efficiency of the Stamford Intermodal Transportation Center. Transit alternatives help reduce the combined costs of housing and transportation for low-income residents in the targeted brownfields area who do not own a vehicle. Advancing the Mill River vision will enhance provide better connectivity to the center for all transportation modes.
- Also in 2011, the City received a \$1.1 million HUD Sustainable Communities Challenge Grant to integrate housing, transportation and the environment in the West Side. EPA Brownfields

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resources will help to connect the West Side to the downtown and South End neighborhoods.

- Stamford will pursue 2019 EPA Workforce Development and Job Training funding to promote local hiring for brownfields assessment and remediation activities.

3. COMMUNITY ENGAGEMENT & PARTNERSHIPS

a) Engaging the Community, i. *Community Involvement Plan* – The multi-sector key partners listed in *Section 3.c.* are already actively involved in Mill River Corridor revitalization efforts and have committed to serve on a Brownfields Working Group to help direct the project. Staff will meet regularly with the Working Group (initially and at least quarterly thereafter) to undertake project planning, site selection for assessments, and visioning for reuse. The Brownfields Working Group will help engage residents and businesses, and host a series of three public meetings during the project period. The first meeting will be used to apprise stakeholders about the EPA-funded project, solicit input about site selection, and share information about assessment and remediation approaches and respond to community concerns. A mid-project public meeting will update residents and business interests about assessment progress. A final meeting will be held at the conclusion of the project to review accomplishments and outline next steps being taken toward remediation and reuse of sites. Engagement activities will occur at convenient times, be centrally located and provide child care to maximize public involvement. Convenient meeting locations include City Hall, the campus of new Stamford Hospital, and the West Side neighborhood Yerwood Center. All written outreach materials will be made available in English and Spanish and translators will be provided for community charrettes and public meetings as necessary.

ii. *Communicating Progress* – Throughout the project, the City of Stamford will communicate progress toward project goals through neighborhood gatherings, church groups, speaker's bureaus, newsletter mailings, Stamford Advocate articles, web sites, social media, and other communication vehicles. The City's web site will be a primary source of information. All written outreach materials will be made available in English and Spanish to serve the large Spanish-speaking population in the West Side and throughout the downtown area. The proposed outreach tools are appropriate for the community, and Stamford has used these communications methods with previous success. Similar communication efforts include the team's activities to promote the HUD Challenge Grant charrettes and EPA Building Blocks technical assistance workshop.

b) Partnership with Government Agencies, i. *Local/State/Tribal Environmental Authority* – Stamford has previous experience working with CT DEEP on brownfields. Mark Lewis, Connecticut's Brownfields Coordinator, will be invited to participate on the project's Brownfields Working Group. Mark's role will be to provide technical assistance, share best practices and review environmental reports. Following the assessments, the City plans to enroll contaminated sites in Connecticut's Voluntary Remediation Program. Stamford will also explore opportunities to tap into additional DEEP and state brownfields redevelopment resources.

ii. *Other Governmental Partnerships* – Stamford's Department of Health works closely with the Connecticut Department of Public Health to improve health disparities in low-income neighborhoods. Health representatives from the City and State will be invited to support the project's Brownfields Working Group. Specific roles for health professionals will be to provide technical assistance, share lessons learned, identify sensitive populations in community, and ensure that assessment and future cleanup approaches reduce risks to human health. Other

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governmental partners on the project will include the federal agencies invested in the Mill River Park (HUD, Corps, NOAA, DOT). Stamford seeks to strengthen partnerships with these agencies and secure technical assistance, guidance in innovative green infrastructure practices, and additional funding to attain the redevelopment vision of the strategic brownfields sites.

c) Partnerships with Community Organizations

Organization	Brief Description	Project Roles & Commitments
Charter Oak Communities	Stamford's public housing authority, founder of Vita Health & Wellness initiative in West Side	Brownfields Working Group, conduct community outreach, host public meetings, ensure alignment with plans, and participate in site selection
Stamford Health	Health care provider in the West Side neighborhood	Brownfields Working Group, conduct community outreach, host public meetings, provide technical assistance, and participate in site selection
Mill River Collaborative	Non-profit with mission to create and sustain world-class park in downtown Stamford	Brownfields Working Group, community outreach, host public meetings, provide technical assistance, support reuse, and site selection
Business Council of Fairfield	Network of business, political and community leaders mobilizing to make region a viable business locale	Brownfields Working Group, conduct community outreach, participate in site selection, provide technical assistance, and support reuse activities
Family Centers	Social services organization for children, adults and families	Brownfields Working Group, conduct community outreach, host events, participate in site selection,
Boys & Girls Club	Non-profit providing programming for school-age children	Assist with public outreach, promote site reuse, and provide in-kind support
Community Health Centers Inc.	Facility that provides medical, dental and behavioral health care to Stamford residents	Brownfields Working Group, conduct community outreach, participate in site selection, and support reuse activities
Domus	Non-profit that supports vulnerable youth	Public outreach, host meetings, provide facilitating, planning and technical assistance, and provide in-kind support
Inspirica	Homelessness service provider; built new senior housing to replace Czesick Homes	Brownfields Working Group, conduct community outreach, host public meetings, provide technical assistance, and participate in site selection
Western Connecticut Council of Governments	Provides transportation, economic development, GIS, and planning services to municipalities in western/southwestern Connecticut	Brownfields Working Group, conduct community outreach, provide research, planning, and/or technical assistance

ii. Letters of Commitment – See attached letters of commitment.

d) Partnerships with Workforce Development Programs - The project will prioritize sites that present redevelopment opportunities for local jobs. The City of Stamford will work with the Mill River Collaborative and other community groups and business councils listed above to encourage its contractors and developers to recruit and hire low-income residents from the impacted neighborhoods. Stamford has a major problem with youth disengagement and unemployment. Stamford has a pending application with Bloomberg Philanthropies for funding to test an innovative youth workforce and economic development initiative that will provide disconnected, disengaged youth with real, guided work experience within the community, which could include

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trainings for HAZWOPER certification. In addition, renewal and expansion of the Mill River through brownfields remediation will help Stamford continue to engage youth in the science, restoration and stewardship of the habitat corridor. Stamford provides paid internships each year for 8-10 local high school Mill River Stewards. The stewards work with the Mill River Collaborative's environmental education team to complete various projects such as invasive management, cultivation of native plants, working with corporate volunteer teams, and maintaining emergent meadows. Stewards receive job readiness training, training in safe work practices, and introduction to environmental careers. With EPA support, the Mill River Collaborative will work to incorporate lessons on environmental contamination and remediation, as well as to involve the stewards in field work to the greatest extent practicable.

4. PROJECT BENEFITS

a) Welfare, Environmental, and Public Health Benefits – The Mill River once represented a social and economic dividing line between the thriving downtown and the West Side community, which contains the city's lowest income census tracts. EPA Brownfield support will help to transform this invisible barrier into common ground that attracts residents across Stamford and visitors from surrounding towns. Over the past decade since the Mill River project's inception, a 28-acre Park and three-mile greenway to Stamford Harbor on the Long Island Sound have begun to emerge, transforming the heart of Stamford and serving as a catalyst for residential development, corporate and commercial growth, and as a new venue for healthful active recreation and non- motorized commuting. With EPA Brownfields support, Stamford will advance the transformative Mill River Park & Greenway vision, providing a new model for redefining urban life and retaining young talent to work and live in close proximity without compromising quality of life. The Mill River Park provides recreation opportunities, access to nature, walking/biking connections to jobs, and other benefits to the low- and moderate-income families in the struggling west side of Stamford and for downtown public housing complexes. These safe alternative modes of transportation will reduce transportation costs. The City will work to ensure that new development sparked by brownfields revitalization provides a range of affordability options for housing. The assessment project will help to support the innovative, new "deeply affordable housing" initiative at 72 Franklin Street that will provide affordable housing for 125 people who earn less than a third of the area's median income, helping to alleviate the persistent problem of family homelessness in the region. The project recently broke ground less than half a mile away from Mill River Park. The Mill River Park & Greenway will provide the natural balance to Stamford's robust built environment that increase livability for all citizens. Advancing the Mill River Park & Greenway vision through brownfields remediation will also help connect distressed neighborhoods on the South End to the Vita Health and Wellness District and Fairgate Farm, a thriving community garden in the West Side that provides low-income residents with fresh, healthy produce. The collaborative efforts of the Vita District have steadily improved health outcomes by promoting healthy behaviors and increasing access to fresh, local food since 2011.

Assessment efforts are expected to help address the health disparities discussed in Section 1.b.iii. by readying the City for cleanup of strategic sites, which will eliminate direct contact, inhalation, and indoor vapor intrusion from contaminants. Remediating contaminants will limit exposure to carcinogenic, mutagenic, and teratogenic substances for particularly vulnerable populations including children and pregnant women. Redevelopment will be guided by extreme weather adaptation strategies that will reduce the vulnerability of Stamford residents to weather-related

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health hazards including mold, poor temperature regulation in sub-standard housing, and mosquito-borne diseases. Increased physical activity associated with improved pedestrian safety, enhanced walkability, and better access to parks is expected to result in better health outcomes, including reducing the problematic growth in gun violence among youth.

b) Economic and Community Benefits - This project will help link the economically distressed West Side neighborhood to not only nature and recreation, but also economic opportunities in the fast-developing South End of Stamford, and to the Stamford Intermodal Transportation Center, a key link to the regional jobs market. Over one thousand units of housing and over \$4 million in new annual municipal tax revenues have already been generated in anticipation of the park, which is being funded on the City's part with tax increment financing. Transforming vacant, underutilized, and contaminated properties into mixed-uses with tax generating capacity or expansions of the Mill River Park & Greenway, which attracts new visitors and improves connectivity to Harbor Point, a major commercial and transportation hub. Harbor Point is 6,000,000 square feet with 4,000 housing units in a multi-phased, mixed-use development located on a former brownfield overlooking Stamford Harbor, 10 minutes from Stamford Transportation Center, which provides access to New York City via Amtrak or Metro-North Railroad and major bus lines that service the northeast corridor. By removing barriers between the West Side and Harbor Point, this project is expected to increase job opportunities for low-income resident and to spur economic development throughout the target area. Harbor Point is a brownfields success, which has already attracted over \$3.5 billion in investment.

5. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE

a) Audit Findings – The City of Stamford has not been cited for any adverse audit findings from an OMB Circular A-133 audit or any other audit. Stamford has also never been required to comply with special “high risk” terms or conditions under OMB Circular A-102.

b) Programmatic Capability - Stamford has a long track record of successfully managing community projects. Key to this effort is the development of a detailed work plan with clear milestones and responsibilities, which will be developed at an initial meeting with participation from the Mayor, the Chief of Staff, and other key staff. The meeting will identify goals and strategies and develop a work plan with well-defined and delineated responsibilities. Performance measures will help to track progress. To ensure that the project is on schedule, status updates will be incorporated into the City's existing reporting structure. Monthly reports will be provided to the City's grants coordinator. Staff will meet regularly with key community-based partners.

Overall project supervision will be assigned to Thomas Madden, Stamford's Economic Development Director. Before being appointed Stamford's Economic Development Director in 2014, Madden was the Community Development and Conservation Commissioner for the Town of Greenburgh, NY. He also worked for the Westchester County Planning Department, Maricopa County Department of Transportation, and several private consulting firms. Madden will serve as a liaison between EPA Region 1 and Stamford and will work with Karen Cammarota, the City's grants officer, to assure compliance with the administrative and reporting requirements of the cooperative agreement. He will also lead the community engagement activities associated with the grant and be responsible for hiring and managing paid environmental consultants according to EPA procurement rules. Madden will be supported by a qualified team of interdepartmental staff

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who will engage in strategic site selection and reuse planning. Stamford's committed team of employees with a combined history of over a century of remediation and adaptive reuse experience will establish a Community Engagement team and a Technical Team. The teams will be staffed with employees who will work together to accomplish project goals. This redundancy will ensure that milestones will be achieved, even in the event of employee turnover. Should the need arise to recruit new staff to participate on the project, the City will seek candidates with previous brownfields experience. Open positions will be filled quickly, and new staff members will be assimilated into the existing team structures. See *Section 2.a.ii.* for information on procuring top-notch, expert consultants to complete the project.

c) Measuring Environmental Results: Anticipated Outputs/Outcomes - The City has already identified several outputs and outcomes they will track to measure progress. Outputs measured will include sites assessed, resources leveraged, brownfield cleanups in CT DEEP program, stakeholders involved, and reuse plans established. Outcomes will include economic revitalization, infrastructure upgrades, vulnerable populations helped, jobs created, community health indicators improved, and community resilience measures implemented. Stamford will track, measure, and document its progress toward environmental, economic, social, and environmental justice, quality of life and green infrastructure outcomes by designating an individual staff person, along with consultant help, to track, measure, and document outputs and outcomes in the project; holding regularly Working Group meetings with public input every quarter where the City will provide progress reports and next steps to the committee and public; posting progress reports on outputs/outcomes via web-based outreach tools and social media; and providing required progress reports to EPA, CT, and other stakeholders in a timely fashion.

d) Past Performance & Accomplishments, *i. Currently or Has Ever Received an EPA Brownfields Grant* - 1. Compliance with Grant Requirements and 2. Accomplishments

EPA Brownfields Assessment Grant (2007) – All of the \$159,500 in 2007 grant funds were expended on time. All grant requirements were satisfied, including the timely filing of quarterly reports, financial status reports, ACRES reports, and the closeout report. Accomplishments: With this grant, the City conducted assessments in a fast-growing, low-income, minority area along the Myrtle Avenue/East Main Street corridor in Stamford's "East Side" neighborhood. The assessments helped leverage funding for the economic redevelopment of the area. Outputs of the project included: site inventory and prioritization, over 20 community meetings held; in excess of 3 Phase I assessments conducted; 5 Phase II assessments conducted; and 5 Phase III/RAPS Conducted. Outcomes included: advancement of Phase II of the Stamford Urban Transitway and significant public investment, private investment, and tax revenue generated.

EPA Brownfields Site-Specific Cleanup Grants (2005) – The City of Stamford was selected to receive two brownfields cleanup grants. All of the \$225,500 in 2005 grant funds for hazardous substances were expended on time. All grant requirements were satisfied, including the timely filing of quarterly reports, financial status reports, ACRES reports, and the closeout report. Outputs 2 sites cleanup up; over 20 community meetings held. Outcomes: once the sites were cleaned up, they became part of the Stamford Urban Transitway, a four-lane facility that provides direct access to the Stamford Intermodal Transportation Center, enhances the use of bus service, improves transportation mobility of low-income households, and encourages redevelopment opportunities through improved accessibility. The redevelopment has helped to create vital employment opportunities for residents of Stamford's South End and contiguous communities.

Documentation of Leveraged Funds

Applicant: City of Stamford, CT

1. The City of Stamford commits \$30,000 in staff and in-kind resources for the project management and community engagement tasks of this project.
 - See page 10 of the Project Narrative.
2. In June 2016, Stamford received a \$362,000 grant from the CT Department of Community and Economic Development to remediate a former gas station and dry cleaning site to enable the completion of the Mill River Park and Greenway.
 - See Governor Malloy's 6/30/2016 Press Release
3. In May 2016, Stamford was one of fifty cities selected for a Robert Wood Johnson Foundation Invest Health grant. A cross-sector team of five top Stamford leaders are convening with cities from around the country to craft a built-environment based strategy to reducing health disparities and reverse gun violence among youth.
 - See <https://www.investthehealth.org/teams/stamford-ct/> and Invest Health press release
4. City, Charter Oak Communities and Stamford Hospital received a \$1.1 million U.S. Department of Housing and Urban Development (FTA) Sustainable Communities Challenge Grant in 2011 to integrate housing, transportation and the environment in the West Side neighborhood. Redevelopment of 211 Stillwater Avenue is planned within the HUD-supported Vita Health & Wellness District.
 - See HUD Sustainable Communities press release
5. In 2013, the City, Charter Oak Communities, Stamford Hospital, and community stakeholders participated in an EPA Building Blocks technical assistance workshop to ensure that West Side revitalization creates equitable development. EPA Cleanup funds support that goal.
 - See EPA list of Building Blocks recipients
 - See EPA recommendations report
6. Stamford received a \$16 million Bus Livability Grant from the Federal Transit Administration (FTA) in 2009 to provide better access to the Stamford Intermodal Transportation Center. Public transportation improvements support a significant number of West Side residents who do not own a vehicle and rely upon transit options.
 - See FTA list of Bus Livability Grant recipients
7. The City received a \$10.5 million Transportation Investment Generating Economic Recovery (TIGER) Grant from the U.S. Department of Transportation (DOT) in 2011 to improve the safety and efficiency of the Stamford Intermodal Transportation Center. Transit alternatives help reduce the combined costs of housing and transportation for West Side residents.
 - See DOT list of TIGER Grant recipients

8. Stamford received an \$850,000 Federal Highway Administration (FHWA) Transportation, Community and System Preservation Grant in 2012 to provide West Side residents with pedestrian access across a closed 127-year old bridge. The rehabilitated West Main Street Bridge will help connect residents of the revitalized 211 Stillwater Avenue property with employment and cultural activities downtown.
 - See FHWA list of TCSP recipients
9. With \$22 million in HUD resources, Charter Oak Communities remade public housing in the distressed West Side, removing two blighted complexes to establish the Fairgate, Westwood, Palmer Square, and Greenfield communities in close proximity to the Stamford Hospital, as well as the Fairgate Farm community garden.
 - See *Stamford Advocate* article, “HUD Secretary Visits Stamford, Tours Housing Authority Development”
10. The City has invested more than \$25 million in upgrades to parks in and around the West Side, including the world-class Mill River revitalization, and improvements to adjacent Lione Park and Scalzi Park, providing recreational opportunities for West Side residents.
 - See *Stamford Advocate* article, “Stamford looks to fund Mill River Park improvements”
 - See City’s Scalzi Park improvements fact sheet
11. In 2013, Stamford received an \$850,000 Disaster Relief Grant from the Economic Development Administration (EDA). This funding will help repair a flood control pumping station that protects the city from storm events. EDA support will ensure that the redeveloped property at 211 Stillwater Avenue stays dry.
 - See EDA Annual Report
12. EPA Cleanup funds will also be leveraged by Stamford Hospital’s \$450 million, 640,000-square-foot expansion of its medical complex next to 211 Stillwater Avenue. The expanded campus will provide opportunities to grow more jobs and health-related services in the neighborhood.
 - See *It’s Relevant* article, “Building a New Hospital for the Community”

The Office of Governor Dannel P. Malloy

Press Releases



06/30/2016

Gov. Malloy Announces Latest Round of Funding to Help Remediate and Revitalize Connecticut Brownfields

\$7.9 Million in Grants will Impact 187 Acres in 14 Communities

(HARTFORD, CT) - Governor Dannel P. Malloy today announced that the Department of Economic and Community Development (DECD) is providing \$7.9 million in grants to 14 towns and cities across the state for brownfield remediation and assessment activities. The projects comprise 187 acres of redevelopment.

"Putting brownfield sites back to productive use is an economic win-win for the environment and our economy. The funding announced today will be a great benefit for municipalities as they begin the process of turning these contaminated properties into economic opportunities," Governor Malloy said.

Since 2011, the Malloy administration has allocated more than \$173 million in state funding for brownfield remediation and redevelopment in the form of loans and grants to municipalities and developers. For every dollar invested by the state, \$5.45 has been or will be invested by non-state partners. Connecticut has been recognized by the U.S. Environmental Protection Agency as one of the most active and innovative states nationwide in the remediation and redevelopment of brownfields. With this new round of projects, Governor Malloy has invested in brownfield projects in 60 different municipalities across Connecticut.

"Under the leadership of Governor Malloy we continue to invest in brownfield redevelopment projects throughout the state," DECD Commissioner Catherine Smith said. "These strategic investments are a big reason why Connecticut is a national leader in the cleanup and assessment of contaminated sites."

"The state's unprecedented investment in the cleanup and redevelopment of brownfields in cities and towns across Connecticut is producing impressive environmental and economic benefits," Connecticut Department of Energy and Environmental Protection (DEEP) Commissioner Rob Klee said. "DEEP looks forward to working with the latest grant recipients to assist them in restoring these sites to productive use. The cleanup and redevelopment of these sites will benefit the economy and the environment in the host communities and in Connecticut as a whole."

"Governor Malloy has made Connecticut a national leader in brownfield redevelopment, and the projects funded in this round are good examples of the broad impact brownfield redevelopment can have on our communities," DECD Deputy Commissioner Tim Sullivan said. "Whether it is helping businesses expand, developing energy projects, increasing the supply of affordable housing, creating new recreational opportunities, or supporting the arts and tourism, brownfield redevelopment is making a significant difference to Connecticut's future."

Today's round of state brownfield grants includes:

Remediation and redevelopment projects

- Bristol - 894 Middle Street: \$1,339,000 grant to remediate a city-owned site to enable the installation of a proposed fuel cell on the rear portion of the site, enabling commercial/mixed used development on the street frontage.
- Cheshire - 493 West Main Street: \$750,000 grant to continue abatement and remediation of the Ball & Socket factory, which is being converted into a mixed-use arts and cultural facility, leveraging state and federal historic tax credits.
- Colchester - 139 Westchester Road: \$518,000 grant to demolish and remediate the abandoned Norton Mill complex, which has been vacant since the 1960s. The site will be converted into a riverfront park, supported by federal funding.
- Enfield - 98 Prospect Street: \$550,000 grant to remediate an abandoned, former industrial site. Once remediated, the town intends to sell the site to an Enfield business to facilitate the expansion of their facility on an adjacent parcel.
- Hartford / Hartford Housing Authority - Chester A. Bowles Park: \$2,000,000 grant to abate, demolish and remediate the Chester A. Bowles Park housing complex to enable its redevelopment as a mixed-use, mixed-income development. Phase I of the redevelopment includes 74 rental residential units and 29 homeownership units.
- Middletown - 27 Stack Street: \$825,000 grant to remediate and abate a historically significant abandoned mill building into affordable housing, leveraging state and federal historic tax credits.
- Portland - 222, 230, and 248 Brownstone Avenue: \$750,000 grant to remediate three vacant former industrial parcels immediately adjacent to the Brownstone Exploration and Discovery Park. Remediation will enable expanded parking for the park, public access to the riverfront and the development of a restaurant and visitors center.
- Stamford - 1056 Washington Boulevard: \$362,000 grant to remediate a former gas station and dry cleaning site to enable the completion of the Mill River Park and Greenway.

Assessment Projects

Documentation of Leveraging

- Berlin: \$35,600 grant to continue the investigation of 73 Woodlawn Road.
- Derby (Valley COG): \$85,000 grant for investigation of 251 Roosevelt Avenue.
- East Lyme: \$200,000 grant for investigation of 224 Main Street.
- North Haven: \$200,000 grant for investigation of 250 Universal Drive, part of the Cedar Hills Infrastructure Improvement District.
- Torrington: \$100,000 grant for investigation of a portion of the Stone Container facility at 200 Litchfield Street.
- Waterbury: \$198,000 grant to continue the investigation of the Freight Street District.

For more information about DECD's brownfield redevelopment programs, visit www.ctbrownfields.gov (<http://www.ctbrownfields.gov/>).

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MURPHY, BLUMENTHAL, LARSON, HIMES, ESTY APPLAUD FUNDING TO ADDRESS POVERTY AND IMPROVE HEALTH IN HARTFORD, NEW BRITAIN, AND STAMFORD

Three Connecticut Cities Selected To Participate In Invest Health Initiative, Will Receive \$60,000 Grants

tuesday, may 17, 2016

HARTFORD – Today, **U.S. Senators Chris Murphy (D-Conn.) and Richard Blumenthal (D-Conn.)** and **U.S. Representatives John Larson (CT-1), Jim Himes (CT-4), and Elizabeth Esty (CT-5)** applauded the announcement from the Robert Wood Johnson Foundation and Reinvestment Fund that Hartford, New Britain, and Stamford have been selected to participate in *Invest Health*. This new initiative brings together leaders from mid-size American cities to work collaboratively to help low-income communities thrive. Each city will receive a \$60,000 grant to help improve opportunities for residents to live healthy lives by addressing factors such as access to safe and affordable housing, places to play and exercise, and quality jobs.

The funding for Hartford will be used in the Promise Zone to help address obesity and violence, in New Britain to empower low income and minority adolescents, and in Stamford to address poverty.

“Connecticut is not immune to poverty, obesity, inequality and violence—and strong collaboration between private and public partners is needed to help address these scourges. Participation in the Invest Health initiative will bring Connecticut a step closer to healthier, stronger, more resilient communities. We applaud the Invest Health program, congratulate the cities of Hartford, New Britain, and Stamford, and thank the Robert Wood Johnson Foundation and Reinvestment Fund for making these wise investments in our Connecticut cities,” said Murphy, Blumenthal, Larson, Himes, and Esty.

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For Release
Monday
November 21, 2011

HUD ANNOUNCES 2011 SUSTAINABLE COMMUNITIES FUNDING FOR CONNECTICUT ***Grants will create jobs, improve housing, transportation and economic vitality of urban and rural regions***

BOSTON - The U.S. Department of Housing and Urban Development's (HUD) Secretary Shaun Donovan today announced the recipients of the 2011 Sustainable Communities Grants, totaling over \$97 million nationwide. Twenty seven communities and organizations across the country will receive Community Challenge grants and 29 regional areas will receive Regional Planning grants. The goal of the Sustainable Communities grants is to help communities and regions improve their economic competitiveness by connecting housing with good jobs, quality schools and transportation.

"Our nation's ability to compete in a global economy and create jobs is dependent upon how quickly and efficiently we can connect our workers and families to education and employment opportunities," said HUD Regional Administrator Barbara Fields. "This year we are especially proud that we had a particular focus on funding proposals that included more chambers of commerce and economic development corporations as core partners. These grants will be leveraged with local funds more than doubling the investment and, helping to create new visions for how communities and regions plan for housing, transportation, workforce development and the quality of life of their residents for generations to come. When 52 percent of the average working family's income is devoted to housing and transportation costs alone, we know that we have a responsibility to fix that and to provide housing and transportation options that can improve their quality of life and economic stability," she added.

In Connecticut, The **Town of Mansfield** will be awarded a Community Challenge Grant in the amount of **\$610,596** to proactively plan for anticipated growth, maintaining their rural character while providing access to jobs and housing that are the foundation of the town's long-term sustainability; and the **City of Stamford** will be awarded a Community Challenge Grant in the amount of **\$1,105,288** for the *Vita Health and Wellness District*. The plan will focus on development of a new, \$600 million expansion and reinvestment of the Stamford Hospital campus by Stamford Health System with an adjacent health and wellness district. *(Please see attached for more information on the grants).*

HUD's Community Challenge Grants aim to reform and reduce barriers to achieving affordable, economically vital and sustainable communities. The funds are awarded to communities, large and small, to address local challenges to integrating transportation and housing. Such efforts may include amending or updating local master plans, zoning codes, and building codes to support private sector investment in mixed-use development, affordable housing and the re-use of older buildings. Other local efforts may include retrofitting main streets to provide safer routes for children and seniors, or preserving affordable housing and local businesses near new transit stations.

The Regional Planning Grant program encourages grantees to support regional planning efforts that integrate housing, land-use, economic and workforce development, transportation, and infrastructure developments in a manner that empowers regions to consider how all of these factors work together to create more jobs and economic opportunities. The program will place a priority on partnerships, including the collaboration of arts and culture, philanthropy, and innovative ideas to the regional planning process. Recognizing that areas are in different stages of sustainability planning, HUD has established two categories for the Regional Planning Grant program. The first supports communities that are beginning the conversation about how best to align their housing, transportation, environment, and other infrastructure investments. The second recognizes that some communities have already achieved significant momentum and are prepared to move toward completion and implementation of regional plans for sustainable development.

As was the case last year, the demand for both programs far exceeded the available funding. This year HUD received over \$500 million in funding requests from communities in all 50 states, the District of Columbia, and Puerto Rico for the \$97 million in available funding. This year's grants will impact 45.8 million Americans by helping their communities and regions become more efficient and competitive while improving quality of life. Combined

with the 87 grants

funded last year, this program is providing opportunities for the more than 133 million Americans who live in regions and communities working to shape local plans for how their communities will grow and develop over the next 50 years.

Community Challenge Grants and Regional Planning Grants are also significantly complimented and leveraged by local, state and private resources. This year, HUD's investment of \$95.8 million is garnering \$115 million in matching and in-kind contributions - which is over 120% of the Federal investment - from the 56 selected grantees. This brings to total public and private investment for this round of grants to over \$211 million. These grants are part of the Partnership for Sustainable Communities, which represents an association between HUD, the U.S. Department of Transportation, and the U.S. Environmental Protection Agency to ensure that the agencies' policies, programs, and funding consider affordable housing, transportation, and environmental protection together. This interagency collaboration gets better results for communities and uses taxpayer money more efficiently.

Coordinating federal investments in infrastructure, facilities, and services meets multiple economic, environmental, and community objectives with each dollar spent. The Partnership is helping communities across the country to create more housing choices, make transportation more efficient and reliable, reinforce existing investments, and support vibrant and healthy neighborhoods that attract businesses.

"The demand for sustainability grants is very high; we would have needed \$500 million to fund all proposals we received this year," said HUD Office of Sustainable Housing Communities (OSHC) Director, Shelley Poticha. "We are confident that the mix of rural and urban proposals that we selected this year will have a great impact in their communities and will create nearly 2,000 jobs."

For a complete listing of this year's grantees and their proposals, please visit www.hud.gov

###

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. HUD is working to strengthen the housing market to bolster the economy and protect consumers; meet the need for quality affordable rental homes; utilize housing as a platform for improving quality of life; build inclusive and sustainable communities free from discrimination; and transform the way HUD does business. More information about HUD and its programs is available on the Internet and espanol.hud.gov. You can also follow HUD on twitter @HUDnews, on facebook at www.facebook.com/HUD, or sign up for news alerts on HUD's News Listserv.

Community Challenge Grants Awarded in Connecticut

The Town of Mansfield will be awarded **\$610,596** to proactively plan for anticipated growth, maintaining their rural character while providing access to jobs and housing that are the foundation of the town's long-term sustainability. The Town will use the funds to: remove regulatory barriers to business growth; identify tools to increase the type

and amount of affordable housing available within close proximity to job centers and transit connections; strengthen the agricultural community; restore balance between owner occupancy and rental units in established neighborhoods; and identify uses and densities needed for transit-oriented development. This will be codified through the

development of new zoning and subdivision Regulations that incorporate the recommendations from the projects listed above and are user-friendly in their language and organization. They will ensure that zoning regulations support housing choice and business growth through identification and removal of regulatory barriers and improving predictability of the development process.

Anticipated Project Benefits:

- Facilitate job creation by removing regulatory barriers to business growth into the planning process.
- Preserving agricultural land while allowing farmers to recognize value from land holdings.
- Increase the number of affordable housing units, particularly within walking distance of job centers and transit connections.
- Expand community participation in the decision-making process to a broader cross-section of the community, and keep those participants involved after the conclusion of the project.

Funding Amount: \$610,596

Core Partners: University of Connecticut, Windham Region Council of Governments, Center for Land Use Education and Research, Community and Natural Resources Planning Program

The **City of Stamford** will be awarded **\$1,105,288** for the Vita Health and Wellness District. The plan will focus on development of a new, \$600 million expansion and reinvestment of the Stamford Hospital campus by Stamford Health System with an adjacent health and wellness district. The project will provide for development of mixed-use and affordable housing by Charter Oak Communities including through land acquisition and initiatives by both the public and private sectors to rehabilitate blighted housing and buildings in the existing neighborhood, and improvement of transportation corridors to provide better walking, transit, and vehicle access into and within the Vita district connecting to Stamford's downtown transportation hub, jobs center, and to the broader region.

Anticipated Project Benefits:

- Development of consumer-based health facilities including an urban farm, obesity-prevention program, and community health center
- Development of mixed-income housing, multi-family units and mixed-use properties by the private sector through the deployment of a village commercial district and improvements to the West Side master plan, in coordination with the development of the new hospital complex;
- Planning walkable/bikeable access routes, as well as between the Vita district and a planned walking bridge, a key connection to downtown and the intermodal center;
- Planning for the reconfiguration of transportation chokepoints to provide better circulation within and access beyond the district

Funding Amount: \$1,105,288

Core Partners: Stamford Public Housing Authority, Charter Oak Communities, and Stamford Hospital

Content Archived: April 17, 2013



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<http://www.epa.gov/smartgrowth/buildingblocks.htm>

Last updated on 12/11/2014

Smart Growth

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Building Blocks for Sustainable Communities

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- [Other Tools and Technical Assistance Programs](#)



On October 23, 2014, EPA announced a Request for Letters of Interest (RFLI) inviting communities to apply for assistance. Apply by Nov. 20, 2014. Please see [Assistance from EPA](#) for details.

On Nov. 11, 2014, EPA grantee Project for Public Spaces called for applications for technical assistance. Apply by Jan. 9, 2015. Learn more: <http://www.pps.org/livability-solutions/epa/> [EXIT Disclaimer](#)

Background

Many communities around the country are asking for tools to help them achieve their desired development goals, improve quality of life, and become more economically and environmentally sustainable. In response to this demand, EPA developed the Building Blocks for Sustainable Communities Program.

Building Blocks for Sustainable Communities provides quick, targeted technical assistance to selected communities using a variety of tools that have demonstrated results and widespread application. The purpose of delivering these tools is to stimulate a discussion about growth and development and strengthen local capacity to implement sustainable approaches.

A tool includes:

- An agenda, presentations, and exercises that help facilitate discussion around a given topic.
- Data or information from the community that can be analyzed, helping to drive a conversation.
- An action-oriented process that leads to a set of potential next steps.



This video from Housing & Community Solutions, Inc. (HCSI) describes how community members in the 26th Ward of St. Louis, MO worked with HCSI to apply for technical assistance through EPA's Building Blocks for Sustainable Communities program. A walkability audit was conducted in the 26th Ward as part of this technical assistance.

[EXIT Disclaimer](#)

In addition to the EPA Building Blocks assistance described on this page, EPA provides grants to nonprofit organizations to provide similar assistance to communities. [Learn more about the grantees' programs.](#)

Assistance from EPA

Each technical assistance project in a community will involve a team of EPA-led experts and will include:

- Public engagement through a one- to two-day workshop.
- Direct consultation with relevant decision-makers.
- A memo outlining specific steps the community could take to implement the ideas generated during the workshop.

Technical assistance will be delivered by EPA staff and EPA-hired consultant teams.

On October 23, 2014, EPA announced a [Request for Letters of Interest \(PDF\)](#) (9 pp, 158K, [About PDF](#)) inviting communities to apply for technical assistance on one or more of the following topics:

- Bikeshare planning
- Equitable development
- Infill development for distressed cities
- Sustainable strategies for small cities and rural areas
- Flood resilience for riverine and coastal communities

Please see the RFLI for application details. **Applications are due by 5 p.m. Eastern, November 20, 2014.**

On October 30, 2014, 3:00-4:00 Eastern, EPA will host a [free webinar](#) to explain the Building Blocks for Sustainable Communities Program and the application process.

Learn more about the Building Blocks program on our [Frequently Asked Questions](#) page.

Tools Offered

EPA has offered a variety of tools through the Building Blocks for Sustainable Communities Program. Not every tool is offered in every round. Once EPA has used a tool in several communities, the tool will be refined to create a product that any community can use with limited outside assistance.

- **Green and Complete Streets:** Teaches communities how to set investment priorities, draft policies, and implement changes to make their streets safe and appealing to all users, including drivers, pedestrians, bicyclists, and transit riders.
- **Creating a Green Streets Strategy:** Helps communities begin to develop strategies for greening their streets by adapting national best practices and case studies to their local context.
- **Green Building Toolkit:** Assists local governments in identifying policies that support compact development that features sustainably built homes and buildings.
- **Land Use Strategies to Protect Water Quality:** Helps local governments examine land use approaches to green infrastructure that manage stormwater.
- **Neighborhood Planning for Healthy Aging:** Explores the role of supportive neighborhood design in creating great places for aging residents.

- **Parking Audit:** Evaluates local parking policies and offers advice on parking management strategies, drawing from successful strategies in other communities.
- **Bikeshare Planning:** Provides a framework to explore establishing a bikeshare program in a community.
- **Preferred Growth Areas:** Offers a process for communities to review values, opportunities, tools, and constraints to determine the most environmentally beneficial locations for growth.
- **Smart Growth Guidelines for Sustainable Design and Development:** Helps the community understand the key principles and decisions at the location, site, and building levels that can result in a more sustainable plan or development proposal.
- **Supporting Equitable Development:** Helps communities evaluate their needs around equitable development and identify strategies to manage neighborhood change and support community goals around housing, culture, and local businesses.
- **Sustainable Land Use Code Audit:** Evaluates local land use codes, including zoning and subdivision regulations, for opportunities to incorporate community sustainability goals, remove barriers, and create incentives.
- **Sustainability Strategies for Small Cities and Rural Areas:** Offers a menu of quick fixes that rural and small-town governments can make to their zoning codes and planning documents to protect community character and quality of life. *This tool used to be called "Smart Growth Zoning Codes for Small Cities and Rural Areas."*
- **Using Smart Growth to Produce Fiscal and Economic Health:** Helps communities evaluate how to get better economic results from private development and public investments.
- **Walking Audit:** Guides communities in assessing the pedestrian environment and forming a vision for short- and long-term improvements to sidewalks and streets. This tool, completed in 2012, is now online: [Walkability Workbook](#) [EXIT Disclaimer](#).

Communities Selected in 2013

In February 2013, EPA selected 42 communities in 27 states to receive Building Blocks assistance. Nine tools were offered:

- **Creating a Green Streets Strategy:** Bellevue, Nebraska; Dayton, Ohio; Fort Lauderdale, Florida; Lynchburg, Virginia; Maui, Hawaii
- **Green Building Toolkit:** Boise, Idaho; Vinton, Texas
- **Land Use Strategies to Protect Water Quality:** Atchison, Kansas; Beaverton, Oregon; Caddo, Louisiana; Dubuque, Iowa; Gun Lake Tribe, Michigan; Jersey City, New Jersey; Lake Zurich, Illinois; Petersburg, Virginia; Washoe Tribe, Nevada
- **Neighborhood Planning for Healthy Aging:** Chattanooga, Tennessee; Inyo County, California; Pompano Beach, Florida; Seneca Nation, New York
- **Parking Audit:** Brunswick, Maine; Carpinteria, California; Lawrence, Kansas
- **Planning Bikeshare Programs:** Bridgeport, Connecticut; Denver, Colorado; Fort Collins, Colorado; New Orleans, Louisiana; Portland, Maine
- **Supporting Equitable Development:** Atlanta, Georgia; Buffalo, New York; Stamford, Connecticut; Tulsa, Oklahoma
- **Sustainable Strategies for Small Cities and Rural Areas:** Bowling Green, Florida; Brattleboro, Vermont; Maui, Hawaii; Murray, Kentucky; New Castle, Delaware; Vinton, Texas; Williamson, New York; Yurok Tribe, California; Zolfo Springs, Florida
- **Using Smart Growth to Produce Economic and Fiscal Health:** Fargo, North Dakota; Lake Worth, Florida; Omaha, Nebraska

Communities Selected in 2012

In 2012, EPA selected 56 communities in 26 states to receive technical assistance through the Building Blocks for Sustainable Communities program.



Supporting Equitable Development City of Stamford, Connecticut

Next Steps Memorandum
August 8, 2013



1. INTRODUCTION

The U.S. Environmental Protection Agency (EPA) selected the city of Stamford, Connecticut for the Building Blocks for Sustainable Communities technical assistance program on Supporting Equitable Development. The centerpiece of this technical assistance was an evening community meeting followed by a daylong technical workshop. This memorandum describes the workshop activities held on April 23rd and 24th, and focuses on the outcomes of the workshop and next steps that the community may undertake as a result of this technical assistance. EPA Contractors Vernice Miller-Travis, of Skeo Solutions, and Amanda Gehrke, of Strategic Economics, led the workshop in partnership with the grantee team, local citizens and Rosemary Monahan of EPA's New England Office (Region 1). The grantee team, led by Vin Tufo of Charter Oak Communities, included David Gamble of Gamble Associates, Kathryn Madden of Madden Planning, Nicole Wise of Balance Health Communications and Pam Koprowski of Stamford Hospital. Tom Chase, of the U.S. Department of Housing and Urban Development (HUD), also participated.

This workshop focused on the West Side of Stamford at the request of the local community team. Stamford's West Side is known for the diversity of its population and its village-like atmosphere; it is one of the city's oldest neighborhoods and the few places near downtown that has retained a "neighborhood feel," according to local residents. It is also directly adjacent to one of Stamford's biggest employment centers: the Stamford Hospital, which is currently undergoing a \$500 million expansion. At the same time, the neighborhood faces significant challenges. Unemployment is high, and local residents report difficulty connecting to jobs both in Downtown Stamford and at Stamford Hospital. The West Side also has one of Stamford's highest concentrations of affordable housing, and residents are concerned that the hospital expansion will drive up housing prices and displace residents. In addition, although vacancy rates are low, there are concerns that small, local businesses might be similarly displaced.

Stamford's West Side is currently undergoing significant reinvestment and transformation. In 2011, the City received a Sustainable Communities Challenge Grant from HUD to focus revitalization efforts on the West Side. The Challenge Grant project has enabled the City, led by Charter Oak Communities, to leverage the momentum of the \$500 million expansion of the adjacent Stamford Hospital campus. The Challenge Grant project and planned hospital expansion will enable the acquisition of land for mixed use and affordable housing, improvement of transportation corridors and for the development of the Vita Health and Wellness District.

At the request of the local community team, this workshop focused specifically on development of business and employment opportunities. The ultimate goal of this workshop is to come up with strategies to help ensure that existing West Side small businesses and residents can benefit from the future growth and development planned for the area.

2. WORKSHOP EVENTS

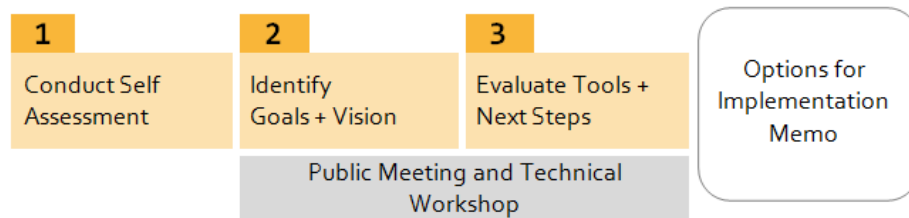
Figure 1 illustrates the technical assistance process, which began with a lengthy self-assessment completed by the local community team. The on-site workshop started with a team meeting and site visit to Stamford's West Side neighborhood. Participants walked Stillwater Avenue, the community's primary commercial corridor; saw progress on the forthcoming southern access to Stamford Hospital; and visited community institutions such as Lione Park and Fairgate Farm, a community farm and collaboration between Charter Oak, Stamford Hospital

Sustainable Communities Building Blocks

Supporting Equitable Development Next Steps

and the Boys and Girls Club. A community meeting was held that evening, during which community members discussed their goals and vision for the West Side moving forward, including concerns around how the neighborhood's anticipated transformation will impact local residents and businesses. Eighteen community members and public representatives attended this meeting.

Figure 1: Supporting Equitable Development Technical Assistance Process



The findings from the community meeting laid the groundwork for the technical workshop, held the following day. In addition to the consultant staff and local community team, the technical workshop was attended by representatives from the City of Stamford, local non-profits and community-based organizations, and resident representatives. The workshop included a brief presentation and review of community concerns gathered during the self-assessment and community meeting, followed by a series of facilitated discussions focused on connecting local resources with identified needs in the short-term, and brainstorming longer-term opportunities to address community concerns. Throughout the day, there were between 16 and 18 local community participants engaged in the activities. See the **Appendix B** for a full list of participants in the public meeting and technical workshop

3. KEY ISSUES + STRATEGIES

Key Issues and Opportunities

This section summarizes the key issues and opportunities identified by community residents and leaders during the technical assistance process. As noted previously, this workshop focused on business and employment opportunities at the request of the local community team. Concerns around job training, workforce development and small business assistance are therefore listed first, followed by a summary of more general issues and concerns. Although many of these more general concerns may not be addressed through the technical assistance process, they are noted here as potential input for future community engagement and action.

Training and Workforce Development

- Most of the **State of Connecticut and Fairfield County's economic development resources are located outside of Stamford**. Of those that are located in Stamford, few have a strong presence on the West Side.
- There is a need to **identify existing job training resources available in Stamford, and connect West Side residents to these resources**, including - but not limited to - the Connecticut Department of Economic and Community Development, NEON CTE, and the City of Stamford,

Sustainable Communities Building Blocks

Supporting Equitable Development

Next Steps

- **Residents want to see vocational and educational training reintroduced on Stamford's West Side**, to offer career pathways to those who are not college bound,
- There is a need for **improved access to training opportunities for health services jobs**, and to re-train West Side residents for the changing entry-level health services landscape,
- There is a need to **address the mismatch between current skill level of West Side residents and available jobs** in Stamford,
- There is interest in **exploring job training opportunities in the construction, health care, financial services, film and digital media, and alternative energy** industries. For example, the University of Connecticut offers a digital media certificate program at their Stamford campus, which may offer an opportunity to develop a 'pipeline' of people qualified for jobs in this industry.
- **Residents report that the insular corporate culture in Stamford is not accessible to West Side residents**, even those who are appropriately credentialed, and that race and class divides still exist in Stamford and Fairfield County,
- Residents want to see improved **transportation and mobility on the West Side, including improved access, connectivity, intra-city transit fares, pedestrian safety**, walking trails and bike lanes,
- There is concern that the **State of Connecticut is moving away from providing remedial training opportunities**, while the average minimum wage worker would require 4.8 jobs to meet the lowest cost of living rung in Stamford

Small Business Assistance

- There is an opportunity to make information available about **financial literacy, financial services and business development resources that currently exist** in Stamford and lower Fairfield County **readily accessible to West Side residents and small business owners**,
- There is a need to identify **existing resources for small business loans for business improvement**, commercial district enhancements and business planning,
- **Resources that West Side residents can access for home and commercial property stabilization and improvement** funds should also be identified,

General Issues and Concerns

- **Residents report a desire for more recreational areas** and parks for both small children and the 12 to 18 year old age group, and more **recreational, artistic, creative and engaging activities for the 12 to 18 year old age group** on Stamford's West Side,
- **There is a desire for a multi-purpose community facility** where services and activities for children, adults and seniors are available in one place,
- **Residents and local businesses voiced concerns about pending redevelopment and Stamford Hospital expansion plans, as well as the establishment of the Vita Health and Wellness, district potentially affecting the existing character of their community.** These concerns include: increased cost of food and basic necessities, increased cost of housing, maintaining existing racial and cultural diversity of the area and maintaining neighborhood character.

Sustainable Communities Building Blocks

Supporting Equitable Development

Next Steps

- **There may be a need to re-examine the definition of working class, moderate income, affordable housing and living wage as it pertains to West Side residents** versus other neighborhoods in Stamford. The high costs of living and highly paid financial services sector tends to mask the poverty and economic stagnation that exists in the West Side neighborhood.
- **Residents discussed the deep impact that the housing foreclosure crisis has had and the loss of household wealth among the African-American residents of the West Side**, and want to work with others to develop strategies to stem this loss,
- **Residents would like to see the City of Stamford** and others have **a sense of urgency** around **the challenges facing the West Side community**,

Emerging Strategies

This section summarizes the potential strategies identified by West Side residents, non-profit and public representatives and other participants in the public meeting and technical workshop. Whenever possible, concrete next steps for these strategies were identified and are listed in the Next Steps section which follows. Additional resources for further research and collaboration around these strategies are included in **Appendix A**.

Strategies for Training and Workforce Development

- 1) **Identify existing workforce development resources** in Stamford or elsewhere in Fairfield County **and connect West Side residents to these programs**. These existing programs and opportunities include:
 - **Neon CTE** is a Community Action Agency with the mission of providing economically disadvantaged residents of the greater Norwalk and Stamford area with the range of community, social, and economic development and emergency assistance services needed to enhance the quality of life, increase self-sufficiency, and reduce the incidence of poverty. Their current areas of focus include construction, healthcare and manufacturing sectors.
 - Existing programs included:
 - Basic employment training services,
 - 5-day “Job Search Jump Start” trainings for job seekers
 - Individual job training counseling,
 - Industry specific occupational skills development,
 - Free computer literacy training and courses,
 - GED prep classes and English as a Second language courses are being added to their menu of services,
 - New Construction Jobs Funnel program to provide training and pathways for careers in construction.
 - Opportunities for the West Side:
 - Hold “Job Search Jump Start” training in West Side
 - VITA representative could participate in Construction Jobs Funnel Program Steering Committee
 - **The Workplace**, currently based in Bridgeport, is one of Connecticut’s five Workforce Development Boards with a mission to to develop a well-educated, well-trained, and self-sufficient workforce that can confidently compete in today’s changing global marketplace.
 - Existing programs include:
 - Platform to Employment programs, which create pathways to employment for the long-term unemployed.

Sustainable Communities Building Blocks

Supporting Equitable Development

Next Steps

- The Health Career Academy, which is currently underway in Norwalk and Bridgeport, trains folks to enter the healthcare industry,
 - Opportunities for the West Side:
 - Actively recruit West Side residents for the Healthcare Career Academy.
 - Hold a 6-day training session for the Healthcare Careers Academy on the West.
 - **NeighborsLink Stamford** is a non-profit organization that provides a comprehensive resource center for recent immigrants in the Stamford, Connecticut area.
 - Existing programs include:
 - English as a second language
 - Computer skills classes
 - Job skills classes
 - Opportunities for the West Side:
 - Explore opportunities to partner with other job training resources to reach the growing Latino immigrant population on the West Side.
 - Although the **Connecticut Small Business Development Center** does not currently have an office in Stamford, they are in the process of expanding their programs and represent a longer-term partnership opportunity.
 - Existing programs include:
 - Business advisory services
 - Assistance with government contracting
 - Start up assistance
 - Specialized services for minority, women and veteran entrepreneurs
 - Opportunities for the West Side:
 - Explore opportunities to partner with the Connecticut SBDC when the Stamford office is opened.
- 2) **Create community-wide programs** to support learning that would **combine workforce development, parenting training, educational tutoring, community centers**, etc.
- 3) **Identify sites where the GED exam can be taken in Stamford**, including at local public schools on a Saturday when school buildings are not in use,
- 4) **Improve utilization of Stamford public library resources**; although there is no public library branch in the West Side community, West Side residents can use the main downtown branch,
- 5) Consider coordinating **with the Wright Technical School, which offers vocational training, to ensure that healthcare training is relevant and targeted to current and future industry trends**. Although the school has been closed for several years, it is **scheduled to re-open in 2015**,
- 7) Take advantage of the installation of a new Board of Directors at the Yerwood Center to **better integrate this community institution into the Vita Health and Wellness District**.

Strategies to Provide Small Business Assistance

- 8) **Explore options for expanding the capacity of the West Side Neighborhood Revitalization Zone (NRZ) Coordinator position** by possibly combining positions at the West Side and other nearby NRZs. By combining the West Side NRZ Coordinator position with both the Waterside and South Side positions, there would be sufficient funding (a salary of approximately \$75,000) to jointly hire one experienced economic and small business development professional. This position is critical to building

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relationships and trust among West Side residents and businesses, as well as growing the capacity of the West Side NRZ. This position can also help connect the West Side to available resources, and advocate for new resources to be targeted to these otherwise underserved communities.

- 9) **Explore opportunities with the Connecticut Main Street Program** to invest in and revitalize the Stillwater Avenue commercial corridor.
- 10) **Explore the development of a “healthy business” start-up fund** for West Side-based health and wellness related businesses to serve the Vita Health and Wellness District, and provide affordable and accessible commercial space in the community,
- 11) **Actively engage peer business networks** such as NeighborsLink, the Haitian American Community Center, Hispanic Chamber of Commerce, the Urban League and the Stamford NAACP, and **explore the creation of a local peer business network.**
- 12) **Incentivize and subsidize health and wellness related retail businesses** to rent the Vita commercial space,
- 13) **Work with local grocery stores and markets to help them expand** in order to serve the anticipated Vita Health and Wellness District residents and Stamford Hospital workers,
- 14) **Explore the establishment of a buying cooperative among West Side institutions** that could purchase goods and services from West Side businesses and enterprises. Examples range from food grown at Fairgate Farms, back-office assistance, and laundry services, among others.

4. ACTIONS/ TIMEFRAMES/ RESPONSIBILITIES

The key to an effective workshop and EPA’s Building Blocks program is to cultivate champions who will carry the knowledge gained from the technical assistance forward to address the community’s needs on a comprehensive and consistent basis. Toward that end, the workshop involved several key community representatives who defined the next step action items listed in the table below. These actions reflect ideas generated from the workshop process. The pursuit of these actions is fully at the discretion of the local participants and the communities they represent and serve. However, the Equitable Development workshop highlighted that it is important to identify several short-term actions that could demonstrate to local residents that addressing their needs and concerns is a priority.

The next steps listed below reflect the broader strategies identified by the workshop participants. Each action is associated by number with one of the twelve strategies described in the previous section.

For the purposed of prioritization and planning, each action is assigned a timeframe for initiation:

- Short: 0-3 months
- Medium: 3-6 months
- Long: 6 months+

In addition to the timeframe for initiation identified below, some of these actions are expected to occur on an ongoing basis, and are noted as such. Additional resources for the provision of the next steps are included in **Appendix A.**

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Supporting Equitable Development Next Steps

Strategy	Action	Purpose	Lead Entities	Time frame
Workforce Development and Job Training				
1	Hold Job Search Jump Start in West Side (5 Day Session)	To provide West Side residents with essential skills and activities needed to obtain employment, including: resume development, cover letters, job search techniques, interviewing skills, goal setting, networking, soft skill enhancements, state incentives, community resources and job leads.	Lead: NEON of Stamford Support: VITA	Short/ Ongoing
1	Investigate potential funding sources: <ul style="list-style-type: none"> Environmental Workforce Development and Job Training grants NIEHS's Minority Worker Training Program (See Appendix A for links to grant opportunities)	Identify additional sources of funds for workforce training programs in Stamford, including the West Side.	Lead: NEON of Stamford; The Workplace	Short
1	Participate in NEON's Construction Jobs Funnel Program steering Committee	To recruit prepare and train West Side residents for construction job opportunities at the Hospital expansion project.	Lead: NEON Support: Vita/ Stamford Hospital / Neighbors-Link	Short/ Ongoing

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Supporting Equitable Development Next Steps

1	<p>Actively recruit and prepare West Side residents for The Workplace's Healthcare Career Academy, including:</p> <ul style="list-style-type: none"> • Holding a 6-day training session on the West Side. • Actively recruiting West Side residents for program. • Holding related workshops on the West Side. 	To recruit and prepare West Side residents for The Workplace's training program for jobs in the healthcare industry.	<p>Lead: The Workplace</p> <p>Support: Vita / Stamford Hospital/ Neighbors-Link</p>	Short/ Ongoing
1	Ask Carmen Nieves of The Workplace to give a talk on the West Side about the Step Up program	To improve access to the Step Up program for West Side residents. The Step Up program promotes job creation and small business development.	Lead: Vita	Short/ Ongoing
3	Advocate for State Department of Education to locate GED testing in Stamford, preferably on the West Side	To improve access to GED testing for West Side residents.	Lead: West Side NRZ	Short/ Ongoing
Small Business Development				
7	Revise and redefine job position for West Side NRZ Neighborhood Coordinator.	To hire a dedicated staff member to coordinate small business development and workforce training on Stamford's West Side. This person should work closely with local business owners and residents on business and workforce development issues.	<p>Lead: NRZ</p> <p>Support: City of Stamford</p>	Short
7	<p>Explore creative options for expanding capacity of the West Side NRZ Neighborhood Coordinator, including:</p> <ul style="list-style-type: none"> • Funding sources to establish as a highly-paid, full-time position, 	To ensure that the NRZ Coordinator position is full-time and has sufficient experience and capacity to effectively coordinate and promote small business and workforce training programs on the West Side.	<p>Lead: West Side NRZ</p> <p>Support: Vita</p>	Short-Medium

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Supporting Equitable Development Next Steps

	<p>such as the Fairfield County Community Foundation.</p> <ul style="list-style-type: none"> Potential to unify citywide NRZ Coordinator positions as one highly-paid, full-time position. 			
1	Invite Connecticut State Main Street Program to give presentation on West Side.	Explore the Main Street program as a way to preserve and strengthen Stillwater Avenue, thereby improving the commercial environment for local businesses.	<p>Lead: West Side NRZ</p> <p>Support: Fairfield County Community Foundation, Vita</p>	Short
9	Involve peer networks, such as the Hispanic Chamber of Commerce, Black Chamber of Commerce and local Haitian groups in outreach and engagement on an on-going basis.	Ensure effective outreach to a diverse population of small business owners by leveraging peer-to-peer networks.	<p>Lead: Vita, West Side NRZ Coordinator</p>	Short/ Ongoing
8	<p>Explore the potential for a “Healthy Business Fund” to seed and support local, health-oriented businesses on Stamford’s West Side. Initial step:</p> <ul style="list-style-type: none"> Connect with Fred McKinney of the Greater New England Minority Supplier Development Council to gauge interest in participation. 	To improve access to capital among existing businesses and small, health-oriented business owners on Stamford’s West Side.	<p>Lead: Vita</p> <p>Support: West Side NRZ Coordinator</p>	Short-Medium

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12	Explore potential to create a cooperative of institutional buyers (e.g., Stamford Hospital, local multifamily housing development) to purchase goods locally.	Support local businesses and build community wealth. See Evergreen Cooperative toolkit : http://evergreencooperatives.com/evergreen-toolkit/	Lead: Vita Support: West Side NRZ Coordinator	Medium-Long
10	Market retail space owned by Charter Oak Communities to local and/or health-oriented businesses at a subsidized lease rate.	Support local and/or health-oriented businesses on the West Side. This option becomes more realizable after dedicated off-street parking is identified for these retail spaces.	Lead: Charter Oak Communities	Medium-Long
Other Next Steps				
6	Explore ways to include the Yerwood Center in ongoing efforts led by the Charter Oaks and the Vita Health and Wellness District. First step: <ul style="list-style-type: none"> City of Stamford will connect Vita with new board of directors. 	Although the Yerwood Center is a valuable community institution with 70 years of history on Stamford's West Side and many relevant youth and career-oriented programs, they have often been reluctant to participate in the community development efforts led by other organizations. A recent change in leadership and "revisioning" suggests that renewed efforts to engage Yerwood may be more successful.	Lead: City of Stamford	Short/Ongoing

APPENDIX A: Additional Resources

- **U.S. EPA Building Blocks for Sustainable Communities:**
<http://www.epa.gov/dced/buildingblocks.htm>
- **Local/Statewide Resources**
 - **Workforce Development and Job Training**
 - **NEON of Stamford**

NEON is one of eleven Community Action Agencies designated by the State of Connecticut to provide community development and emergency assistance services to economically disadvantaged persons. NEON's mission is to provide economically disadvantaged residents with the range of community, social, and economic development and emergency assistance services needed to enhance the quality of life, increase self-sufficiency, and reduce the incidence of poverty.

<http://neoncaa.org>
 - **The WorkPlace**

As one of Connecticut's five Workforce Development Boards, the mission of The WorkPlace is to develop a well-educated, well-trained, and self-sufficient workforce that can confidently compete in today's changing global marketplace.

<http://www.workplace.org>
 - **Women's Business Development Council**

The Women's Business Development Council (WBDC) is one of over 120 U.S. Small Business Administration supported women's business centers nationwide. WBDC helps clients increase productivity, maximize preparation, earn money, and continue to achieve their personal and professional business dream.

<http://www.ctwbdc.org>
 - **Women's Mentoring Network**

The mission of Women's Mentoring Network (WMN) is to provide career, educational and personal resources that lead to the economic empowerment of low-income women and their families.

<http://www.wmninc.org>
 - **NeighborsLink Stamford**

NeighborsLink Stamford is a non-profit organization that provides a comprehensive resource center for recent immigrants in the Stamford, Connecticut area. Neighbors Link Stamford offers a variety of programs to help new immigrants successfully integrate into their community including English as a Second Language, job skills training, computer skills training, leadership training, among others.

<http://www.neighborslinkstamford.org/>
 - **Small Business Development**
 - **Connecticut Small Business Development Center**

The Connecticut Small Business Development Center is a statewide program hosted at the University of Connecticut that provides expert management and technical assistance to start-up and existing businesses throughout the State of Connecticut. The program is structured to

deliver management consultancy, business acceleration services and low-cost educational training programs across the state

<http://ctsfdc.org>

- **SCORE of Fairfield County**

SCORE is a nonprofit association dedicated to entrepreneur education and the formation, growth and success of small businesses. The Fairfield County Chapter has 100 volunteer professionals with a very broad mix of senior executive and small business experience. SCORE volunteers use their expertise and energies to implement proven business practices in accomplishing small business objectives.

<http://www.scorenorwalk.org>

- **Stamford Hispanic Chamber of Commerce**

The mission of the Stamford Hispanic Chamber of Commerce is to educate, promote and encourage the interaction of all Hispanic and non-Hispanic business in the greater Stamford area and to serve as active and visible advocate for Hispanic business, professionals and/or merchants.

<http://stamfordhcc.org/>

- **Haitian American Professionals Association of Connecticut**

Unable to locate contact information

- **Community Economic Development Fund**

The mission of the Community Economic Development Fund is to strengthen neighborhood economies by providing flexible financial and technical support to small businesses, community organizations and initiatives in targeted communities and to low and moderate-income individuals throughout Connecticut.

<http://www.cedf.com/>

- **Step Up**

Connecticut's Subsidized Training and Employment Program (Step Up) provides wage and training subsidies to employers that hire an unemployed jobseeker. The program, administered by the CT Department of Labor and the state's five Workforce Investment Boards, helps small businesses hire employees and expand their workforce.

<http://www.ctdol.state.ct.us/StepUp/index.htm>

- **Connecticut Department of Economic and Community Development** devises and implements strategies that help businesses grow and succeed, revitalize communities and neighborhoods, ensure quality housing, promote tourist attractions, the arts, and historic preservation. Specific programs include tax incentives, financing and small business assistance.

<http://www.ct.gov/ecd/site/default.asp>

- **Reports and Research**

- **Hospitals Building Healthier Communities: Embracing the Anchor Mission**

The Democracy Collaborative latest report, Hospitals Building Healthier Communities, provides an in-depth look at six hospitals in five cities that are rethinking their economic and community engagement strategies. These hospitals have recognized that health is more than just treating the patients that come through their doors and are beginning to adopt an "anchor institution mission" that can help build not only more prosperous, but also healthier communities.

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<http://community-wealth.org/content/hospitals-building-healthier-communities-embracing-anchor-mission>

- **Connecticut SBA Small Business Resource**

This guide provides reference to the tools and resources required to start, manage and grow a business in Connecticut. Topics include access to capital, technical or management assistance and finding out how to do business with the federal or state government and commercial markets.

<http://www.smallbusiness3.com/pdf/english/connecticut.pdf>

- **The Food Trust's Healthy Corner Stores Initiative**

The Food Trust's Healthy Corner Store Initiative works to increase the availability and awareness of healthy foods in corner stores in Philadelphia through a multifaceted approach. For more information, see <http://thefoodtrust.org/what-we-do/corner-store>.

- **Grants and Funding**

- **Environmental Workforce Development and Job Training grants**

Annual Environmental Workforce Development and Job Training grants allow nonprofit and other organizations to recruit, train, and place predominantly low-income and minority, unemployed and under-employed people living in areas affected by solid and hazardous waste. Residents learn the skills needed to secure full-time, sustainable employment in the environmental field, including assessment and cleanup. These green jobs reduce environmental contamination and build more sustainable futures for communities.

<http://www.epa.gov/brownfields/job.htm>

- **National Institute of Environmental Health Sciences Minority Worker Training Program**

The Minority Worker Training Program (MWTP) was established in September 1995 to provide a series of national pilot programs to test a range of strategies for the recruitment and training of young persons. These are individuals who live near hazardous waste sites or in the community at risk of exposure to contaminated properties with the specific focus to obtain work in the environmental field. This program promotes partnerships or sub-agreements with academic and other institutions, with a particular focus on historically black colleges and universities, and public schools and community-based organizations located in or nearby the impacted area to provide pre-math, science or other related education to program participants prior to or concurrent with entry into the training program.

<http://www.niehs.nih.gov/careers/hazmat/programs/mwt/>

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APPENDIX B: Attendees

Public Meeting Attendees

Name	Affiliation
Robert Owens Jr	Resident
Sheila Williams-Brown	Resident
John Lyons	Cytec Community Representative
Eva Padilla	Hispanic Council
Karen Cammarota	City of Stamford
Erik Larson	City of Stamford
Matt Rayher	West Side NRZ President
Mary Bradford	Resident, NRZ Board Member
Captain Bill Mullins	Stamford Police Officer, West Side
David Martin	Board of Finance member
Robert Cum	Resident Manager, Fairgate
Kimberly Jackson	Resident Coordinator, Fairgate
Garminéz Barbella	Stillwater Business Owner
Edith Shawid Deer	Resident
Nia Rhodes Jackson	Mill River Collaborative, Resident
John Ciuffo	Business owner: Cornerstone Pharmacy
Althea Brown	Waterside community director
Shella Merritt	Board of Representatives
Valerie McNeil	Board of Representatives

Technical Workshop Attendees

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Name	Affiliation
Sheila Williams Brown	Resident
Matt Reyher	West Side NRZ chair
Rick Redniss	Redniss & Mead
Pam Koprowski	VITA
Nicole Wise	VITA
David Gamble	VITA
Kathryn Madden	VITA
Greg Dunn	New Neighborhoods Inc
Treva franks	CTE (workforce development)
Karen Cammarota	City of Stamford
Erik Larson	City of Stamford
Sarah Pour	City of Stamford
Tim Beeble	City of Stamford
Rina Bakalar	NEON (workforce dev agency)
Karen Brown	Fairfield County Community Foundation
Joe Ercolano	The Workplace
Linda Goethe	Fairgate Resident
Kimberly Jackson	Family Center

APPENDIX C: Workshop Photographs

Workshop Photographs

Figure 2: Lione Park



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Next Steps

Figure 3: Fairgate Community Farms



Figure 4: Community Meeting Presentation



Figure 5: Community Meeting Participants



Figure 7: Technical Workshop



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Urban Circulator/Bus and Bus Livability Project Descriptions



July 08, 2010

ARIZONA

Project: 11th Street Pedestrian Improvement Project (Bus and Bus Livability)

Sponsor: City of Phoenix
Amount: \$2,400,000

Improvements made through this project to the 11th Street inner city neighborhood corridor will have a significant impact on community transit users by providing an enhanced bus corridor along the portion of Route 12 that serves the Garfield neighborhoods. To create this enhanced bus corridor, bus shelters will be repainted, benches and trash receptacles will be replaced, in addition to pedestrian level lighting being added.

CALIFORNIA

Project: Phelan Loop Bus Facility Project (Bus and Bus Livability)

Sponsor: San Francisco Municipal Transportation Agency
Amount: \$6,822,106

Building the Phelan Loop Bus Facility paves the way for landscaped open space, new retail space, and new affordable housing, all next to public transportation, and within walking distance of both a major transit hub and San Francisco City College, one of the nation's largest educational institutions. This upgraded transit infrastructure will be a key component of a transit system expected to grow from today's 700,000 weekday boardings to weekday boardings of over one million by 2030.

Project: The Metro Express: Hammer Lane Corridor BRT (Bus and Bus Livability)

San Joaquin Regional Transit District
Amount: \$5,227,161

Hammer Lane Corridor BRT is the third phase of a comprehensive connected bus rapid transit system in Stockton. This new BRT route, using easily identifiable hybrid electric buses, will run about 6.3 miles along the east-west Hammer Lane Corridor connecting Interstate 5 and State Route 99. The project will provide reduce wait times at bus stops, convenient scheduling for passengers, and reduced overall individual travel times. Phase one runs along the Pacific Avenue Corridor and phase two runs along the Airport Way Corridor.

Project: East Plaza Transit Loop Road (Bus and Bus Livability)

Sponsor: Union City Transit
Amount: \$1,909,974

The East Plaza Transit Loop Road is an integral part of the Union City Intermodal Station that is the centerpiece of a high-density, transit-oriented district that provides service to transit, pedestrian, bicycle and auto access to the east side of the intermodal station. The entire project represents the collaborative work of an Intermodal Action team of transit operators including Union City Transit, AC Transit, BART, SamTrans, Santa Clara Valley Transportation Authority (VTA), and the Capitol Corridor Joint Powers Authority (CCJPA).

Project: Anaheim Regional Intermodal Transit Center (Bus and Bus Livability)

Sponsor: Orange County Transit Agency (OCTA)
Amount: \$5,000,000

Built in three phases, Phase One of the Anaheim Regional Transportation Intermodal Center (ARTIC) project will include 66,000 square feet of transit facility, necessary track and bridge work, parking, and utility relocation. The completion of the Phase 1 station is expected in 2013. When completed, ARTIC will be a premier regional, multimodal transportation hub in Orange County on a 16-acre site in Anaheim strategically situated along the Los Angeles to San Diego rail line and bounded by State Route 57, and in close proximity to the Santa Ana Freeway (I-5).

COLORADO

Project: Mall Shuttle for 16th Street Mall (Bus and Bus Livability)

Sponsor: Denver Regional Transportation District (RTD)
Amount: \$5,200,000

This project is important to maintaining accessibility throughout Downtown Denver for the estimated 50,000 people who currently utilize the mall shuttle daily. RTD will replace up to eight mall shuttles, helping to improve bus

availability and reduce maintenance costs in the RTD subfleet of 36 mall shuttles. As the planned 16th Street Mall extension nears completion, these additional vehicles will be vital to maintaining transit service in the area.

Project: Montrose All Points Transit Buses (Bus and Bus Livability)

Sponsor: Colorado Department of Transportation
Amount: \$160,000

All Points Transit in Montrose County will implement web-based mobile data terminals for real-time vehicle tracking and a dispatching system upgrade which will enhance customer services, reduce fuel consumption and improve driver safety. Improvements to public transit bus stops will include concrete pads near high volume stops, increasing safety and comfort of residents. This project will enhance connections between residential and commercial areas; reduce congestion; improve accessibility for economically-disadvantaged individuals, non-drivers, senior citizens and persons with disabilities.

Project: South Central COG Transit Center (Bus and Bus Livability)

Sponsor: Colorado Department of Transportation/South Central Council of Governments (SC COG)
Amount: \$152,500

South Central Council of Governments will construct a multimodal transit center located in historic downtown Trinidad. The transit center will provide connections for Amtrak's Southwest Chief, Greyhound, and other inter-city bus services, and SC COG transit to connect transit within the region. The transit center is located within walking distance of retail shops and restaurants, and parallel to an off-ramp of Interstate 25, making it extremely accessible. Center construction allows for continuation and expansion of transportation services, including rail, bus, and local intercity bus. The center will provide park-and-ride facilities, parking for large buses and vans traveling into Trinidad and shuttle service for passengers to hotels and other destinations.

CONNECTICUT

Project: Storrs Center Intermodal Transportation Hub and Transit Pathway (Bus and Bus Livability)

Sponsor: Greater Hartford Transit District
Amount: \$4,940,000

The Town of Mansfield and the Downtown Mansfield Partnership will build an Intermodal hub in the heart of the Storrs Center downtown project that will provide a viable, convenient and centrally-located transfer station for the University of Connecticut, local, intercity and express bus services, paratransit services, Dial-A-Ride and taxi service.

Project: Stamford Urban Transitway Project (Bus and Bus Livability)

Sponsor: City of Stamford
Amount: \$16,000,000

The Stamford Urban Transitway is a 2.25-mile fixed guideway facility that will connect Interstate 95 and Stamford's central downtown to the Stamford Intermodal Transportation Center and the Boston Post Road. The Transitway will include dedicated bus lanes, carpool lanes, bicycle/pedestrian routes, Intelligent Transportation System (ITS) technologies, and multi-use vehicle lanes. Commuters, residents and shoppers will have direct access to the transportation center as well as one of the largest transit-oriented developments in the nation, and will avoid the traffic congestion that has plagued I-95 and its connecting major downtown arterials.

FLORIDA

Project: Broward Boulevard Livable Mobility Plan (Bus and Bus Livability)

Sponsor: Broward County Transportation Department
Amount: \$8,034,017

In this environmentally-friendly project, Broward County will buy nine energy- efficient hybrid-electric buses to operate along the Broward County Route 22 and implement Transit Signal Priority along Broward Boulevard, make bicycle and pedestrian enhancements, and upgrade bus shelters and facilities to include real-time passenger information, car-sharing program and an Advanced Traffic Management System.

Project: Urban Trail Project (Bus and Bus Livability)

Sponsors: LYNX and the City of Orlando
Amount: \$1,233,132

The City of Orlando and LYNX plan to develop a 1.5 mile urban trail along the "Gertrude's Walk" corridor from South Street to the LYNX Central Station on Amelia Street. The project will provide bicycle parking, pedestrian way finding, streetscape enhancements, lighting and other safety features to create a pleasant, safe and walkable environment for community users coming to and from downtown housing, work, entertainment and other businesses.

IDAHO

Project: Bus Garage (Bus and Bus Livability)

Sponsor: Shoshone-Bannock Tribes Department of Transportation
Amount: \$125,000

This project allows for construction of a centralized parking garage within the Fort Hall Indian Reservation to assist in the transportation needs of the residents of the reservation and the replacement of three transport vans to support the needs of elderly tribal members.

ILLINOIS

Project: Chicago Central Area Transitway: E-W Corridor BRT (Urban Circulator)

Sponsor: Chicago Department of Transportation
Amount: \$24,650,000

The E-W Corridor BRT will consist of designated bus priority lanes on two miles of downtown surface streets to be used by seven CTA bus routes. The project includes bus signal priority, "next bus" information, and bus shelter

Project Name	State(s)	TIGER Grant
Chicago Blue Line Renewal & City Bike Share	IL	\$20,000,000
I-95 HOT Lanes	VA	\$20,000,000
St. Louis CityArchRiver Revitalization	MO	\$20,000,000
State Route 91 Corridor Improvements	CA	\$20,000,000
South Jersey Port Rail Improvements	NJ	\$18,500,000
LYNX Blue Line Capacity Expansion	NC	\$18,000,000
Sellwood Bridge Replacement	OR	\$17,700,000
Port of Long Beach Rail Realignment	CA	\$17,000,000
Port of New Orleans Rail Yard Improvements	LA	\$16,738,246
Buffalo Main Street Revitalization	NY	\$15,000,000
I-5 Lewis-McChord Area Congestion Management	WA	\$15,000,000
Rutherford Intermodal Facility Expansion	PA	\$15,000,000
Westside Multimodal Transit Center	TX	\$15,000,000
Alton Regional Multimodal Station	IL	\$13,850,000
Saddle Road Improvements	HI	\$13,500,000
Boundary Street Redevelopment	SC	\$12,635,000
Mayfield Transit Station	OH	\$12,503,200
I-95/US-301 Interchange Improvement	SC	\$12,100,000
Prichard Intermodal Facility	WV	\$12,000,000
Muldraugh Bridges Replacement	KY	\$11,558,220
Cincinnati Streetcar Riverfront Loop	OH	\$10,920,000
Kennebec Bridge Replacement	ME	\$10,810,000
Stamford Intermodal Access	CT	\$10,500,000
IL 83 (147th Street) Reconstruction	IL	\$10,438,000
Caparra Interchange	PR	\$10,000,000
Carrie Furnace Flyover Bridge	PA	\$10,000,000
Dames Point Intermodal Container Facility	FL	\$10,000,000
Devils Lake Rail Improvements	ND	\$10,000,000
IMPACT Philadelphia	PA	\$10,000,000
Merrimack River Bridge Rehabilitation	MA	\$10,000,000
Minneapolis Transit Interchange Construction	MN	\$10,000,000
South Link: Sea-Tac Airport to South 200th Street	WA	\$10,000,000
Syracuse Connective Corridor	NY	\$10,000,000
Northern Montana Multimodal Hub	MT	\$9,998,910
Mississippi River Bridges ITS	MS/AR/LA	\$9,814,700
17 Mile Road	WY	\$8,233,700
Oklahoma Freight Rail Upgrade	OK	\$6,756,580
Solomon Rural Rail Upgrade	KS	\$6,568,095
DART Orange Line Extension	TX	\$5,000,000
Snake Road Improvement	FL	\$3,700,000
Smiths Creek Road & Bridge Reconstruction	MI	\$3,650,000
US 101 Smith River Safety Corridor	CA	\$2,500,000
City of American Falls Complete Streets	ID	\$2,300,000
St. Albans Main Street Reconstruction	VT	\$2,088,496
Northfield Multimodal Integration	MN	\$1,060,000
St. Michael Community Streets	AK	\$1,000,000

 = Rural Project



2012 Discretionary Grant Program Fact Sheet

Transportation, Community and System Preservation Program (TCSP)

Description: TCSP provides grant funding for strategies that promote improved planning and coordination among transportation, community and system preservation plans. Program funds support improving the efficiency of the U.S. transportation system, reducing the environmental impacts of transportation and ensuring access to jobs, services, and centers of trade.

Entities Eligible to Apply for Funding: States, metropolitan planning organizations, local governments and tribal governments are eligible for the TCSP program.

Amount of funds awarded \$52,175,125

Amount of funds requested: \$792,178,141

Number of applications received: 600

Number of applications selected: 83

State	Project	Description	Funding Amount
AL	Samson Main Street Sidewalk Improvements	TCSP funds will be used to replace broken sidewalks in Samson and update street lighting.	\$187,854
AK	Winter City Pedestrian Safety and Bus Stop Improvements	TCSP Program funds will improve the safety, accessibility and maintenance of Anchorage's sidewalks, bike paths and bus stops during winter months.	\$280,000
AZ	Yuma Multimodal Transportation Center	TCSP funding will allow this project to proceed to construction. Once completed, the transportation center will support several regional transit systems and contribute to the revitalization of downtown Yuma.	\$144,000
AR	Pine Bluff Pedestrian and Bicycle Infrastructure	TCSP funds will improve Pine Bluff pedestrian and bicycle facilities, which are currently deteriorated and inadequate.	\$500,000
AR	Sanders Avenue Trailhead Construction	TCSP funds will be used to construct the Sanders Avenue Trailhead to provide bicycle and pedestrian access to the Razorback Greenway in Northwest Arkansas.	\$400,000

CA	US 101 Smith River Regional Mobility Study	TCSP funds will go toward including the Smith River Tribe and staff participation in the Oregon DOT's US 101 Corridor Plan (an integrated land use and multimodal transportation study) for the route along US 101 from Smith River, CA, to Brookings, OR.	\$280,000
CA	Interstate 580 and State Route 84 Community-Based Transit-Oriented Development Plan	TCSP funds will create a development plan to help the city of Livermore plan for local land uses and access improvements to further a planned extension of the Bay Area Rapid Transit system to Livermore.	\$286,000
CA	Fulton Mall and Mariposa Mall Street Reconstruction	TCSP funds will support preliminary engineering to upgrade access and mobility in downtown Fresno, including area surrounding the nearby high-speed rail train station, by restoring critical elements of a disconnected street grid.	\$1,000,000
CA	Vallejo Downtown Streetscape Phase 3	This project on Sacramento Street in Vallejo will provide enhanced paving, curb extensions, pedestrian lighting, and way-finding signage.	\$1,150,000
CO	Boulder B-Cycle Bus Rapid Transit and Commercial Corridors Expansion Project	TCSP funds will be used for the Boulder B-Cycle Bus Rapid Transit and Commercial Corridors Expansion Project, including 10 public bike-sharing stations and 10 bikes.	\$440,000
CO	Denver Aerotropolis Comprehensive Transportation Plan	TCSP funds will support the comprehensive transportation and land use planning process needed to develop Denver International Airport as a national transportation hub and plan the surface transportation connections needed for sustainable development.	\$500,000
CO	North Avenue Complete Streets Project	TCSP funds will revitalize a commercial corridor in the center of Grand Junction.	\$1,190,099
CT	Torrington Downtown Streetscape	TCSP funds will be used for improvements to downtown Torrington, on the east side of Main Street (from East Main Street to City Hall Avenue), to complete work currently underway on the west side of Main Street.	\$500,000
CT	West Main Street Bridge Replacement Enhancing Pedestrian Access to Downtown Stamford and the	TCSP funds will replace the closed 127-year old West Main Street Bridge in Stamford with a pedestrian bridge connecting the West Side neighborhood	\$850,000



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HUD secretary visits Stamford, tours housing authority development

Elizabeth Kim, Staff Writer

Published 9:58 pm, Friday, September 17, 2010

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U.S. HUD Secretary Sean Donovan joins Vin Tufo, executive director of Charter Oak Communities, as they tour the new apartment development at 58 Progress Drive, which is part of Vidal Court Revitalization Project, in Stamford, Conn. on Friday September 17, 2010. Photo: Kathleen O'Rourke [Buy this photo](#)



STAMFORD -- Shaun Donovan, secretary of the federal Department of Housing and Development, stopped in Stamford briefly on Friday to tour one of the housing authority's developments and meet with a group of private and nonprofit developers, housing officials and Fairfield County mayors.

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"Housing isn't just about bricks and mortar," he said. "Housing connects to so many issues.

"A region can't be economically competitive if you don't have reasonably priced houses close to where the jobs are," he said.

Donovan spoke to an audience of about 30 people who convened at Fairgate, a roughly \$41 million West Side mixed-income housing authority development completed last fall as part of a federal program known as Hope VI.

In addition to Mayor [Michael Pavia](#), the event was attended by area chief elected officials, including [Bill Finch](#), the mayor of Bridgeport, and Norwalk Mayor [Richard Moccia](#).

The visit was arranged by U.S. Rep. [Jim Himes](#), D-Greenwich, who said he Conn., to create a dialogue between local and federal officials on the significance of affordable housing in the region.

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Himes, who previously worked for a nonprofit developer, has portrayed affordable housing as a crucial economic issue for the region.

"The housing shortage that this community faces is always number one or number two ... as reasons why people don't want to move into the area," Himes said

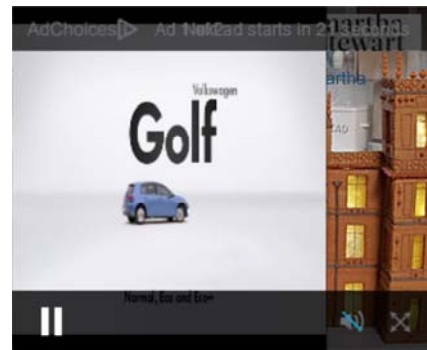
Prior to the meeting, Donovan was taken on a brief tour by [Vin Tufo](#), executive director of the city's housing authority, also known as [Charter Oak Communities](#).

Donovan, Himes, and several others were taken to the construction site of one of the housing authority's upcoming mixed-income projects at 58 Progress Drive.

Come next summer, the development will be known as Westwood, a community of townhouses that will have 95 rental units, of which 60 percent will be affordable and the remaining will be sold at market rate.

The project is part of a broader initiative to replace Vidal Court, an older public housing complex on Merrell Avenue, with mixed-income communities spread across the West Side. Part of the land was obtained through a swap with [Stamford Hospital](#).

Donovan later praised the project, adding he was impressed by the collaboration.



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This was the first on-site visit by Donovan at the city's housing authority, which has in the past hosted several HUD secretaries, Tufo said.

During his talk, Donovan stressed that HUD had come a long way since it was established in the 1960s. Today, he said, HUD officials work with other federal agencies such as the [Department of Transportation and Environmental Protection Agency](#) to distribute planning grants.

Donovan cited strong commitment by the Obama administration to the issue of affordable housing, saying that communities have an opportunity to seek federal support for their projects.

"There will never be a better friend to public housing than this administration," he said.

Staff Writer [Elizabeth Kim](#) can be reached at elizabeth.kim@scni.com or 203-964-2265.

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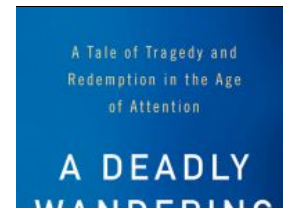
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Stamford looks to fund Mill River Park improvements

Martin B. Cassidy

Updated 9:48 pm, Wednesday, September 17, 2014

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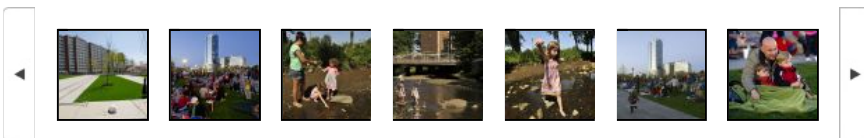
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Mill River Park in Stamford, Conn., on Friday, April 26, 2013. Photo: Lindsay Perry [Buy this photo](#)



STAMFORD -- The city will issue up to \$22 million in new bonds later this month to retire those that funded construction of the 28-acre downtown section of Mill River Park completed last year.

City financial officials say the transaction will save millions in debt payments over the next two decades.

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City Director of Administration Michael Handler said the move is prompted by a drop in interest rates and will produce \$5 million in savings on interest payments.

The Mill River Collaborative will be able to use the \$5 million to help finance future improvements to the park, Handler said.

"There is really no good argument not to refund the bonds," Handler said. "These transactions usually take place to achieve much more modest savings, and this is an absolute win-win for the city and Mill River Park."

Next week, the city will hold a sale of general obligation bonds that will reduce the interest rate from 7 percent to 3.5 percent.

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Under the terms of the original tax-increment finance bonds issued three years ago, the city sold \$16 million in bonds to fund an \$11 million first phase to overhaul a 28-acre section of the park and pay back the city for \$5 million it put toward the work.

Handler said in addition to capital projects to improve the park, the reduced cost of the borrowing could help lower the city's cost of maintaining the park in future years.

"It helps if the Mill River Collaborative has additional work they want to do or when the park is finished," Handler said. "The city already pays a fair amount of money maintaining the park."

Tax-increment financing is a special tool in which bonds are issued to invest in improvements that are then paid back by a portion of real estate taxes of property owners in the district.

The [Board of Representatives](#) voted in favor of the bond issue last week by a vote of 26 to 8.

City Rep. [Frank Cerasoli](#), R-15, a member of the Board of Representatives' [Fiscal Committee](#),

said he didn't doubt the refinancing saved money on interest payments in the long term, but felt the \$22 million in borrowing was excessive.

Cerasoli said he was further put off by the city assuming the debt in light of recent stepped-up borrowing including \$10 million to buy the former campus of [Sacred Heart Academy](#) on Strawberry Hill Avenue and another \$55 million to turn it into a new school.

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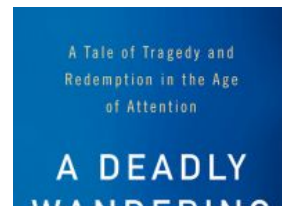
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"There are all sorts of issues including bringing this debt onto the city books but my biggest concern about this was this extra borrowing," Cerasoli said. "I feel like what we needed to borrow was closer to \$17.5 million. Paying back \$17.5 million is certainly easier than \$22 million."

City Rep. [Jay Fountain](#) said a potential advantage of refinancing the bonds at lower interest rate is it will give the city the option to retire the 2011 bonds as early as 2021. Fountain voted in favor of the bond issue.

Once the initial bond holders are paid off, the city could move to eliminate the special tax district and claim the higher property tax flow generated by private investment into property's in outlying areas of the park.

"It provides us the ability in 2021 when we call the old TIF bonds to collapse the Mill River TIF district if we don't need it anymore and if it is generating a lot of extra tax revenue over and above what is needed to pay back the general obligation bonds," Fountain said.

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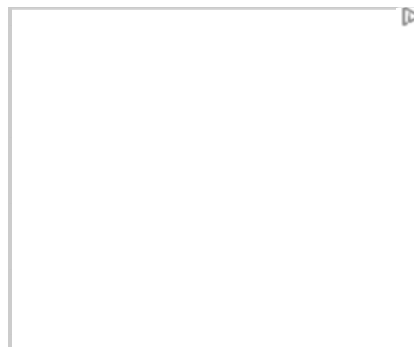
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Scalzi Park Improvements


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General Information

Scalzi Park is the 3rd largest City Park that contains a large recreational area within the Stamford city limits. It features tennis, bocce, handball, roller hockey skating, skate park, bike trails, basketball, volleyball, baseball, softball fields, running and hiking trails as well as climbing tower, zip line and fitness stations. It also houses Cubeta Stadium, which is home to the Stamford American Legion baseball squad.

Phase 1

In 2002, the City of Stamford contracted with *Stantec Consulting, Inc.* to develop a Master Design Plan for Scalzi Park. The design was completed in September 2004. Subsequently, Stanec developed construction documents for the first phase of the park.

Phase 1 Improvements included 3 elements:

I: Construction of asphalt walking paths with ornamental lighting

- Streetscape elements
- Benches and memorial monument enhancements
- Installation of concrete curbing with storm drainage improvements
- Landscaping
- Relocation of ball field with new backstop and clay infield
- Pavilion
- Splash pad

II: Replacement of lighting on 1 field and installation of new lighting on 2nd field.

III: Playground with new equipment and safety surface

The contractor, *NMP Golf Construction Corp.* began construction of Phase 1 in June 2011, and completed in May 2012.

Total construction cost of Phase 1 was approximately \$2 million.

Phase 2

In December of 2011, the City retained the services of *TO Design* to prepare construction documents for Phase 2.

Phase 2 Improvements included:

- Construction of asphalt sidewalk, concrete curbing and streetscape elements
- Parking area expansion improvements and roadway improvements
- Paving of loop drive with concrete curbing
- Storm drainage improvements
- Lighting improvements in parking areas and other locations
- Improvements to roller hockey rink and new retaining wall
- Improvements to lower ball field including new clay infield, backstop and replacement of outfield fencing along river
- Designated Fitness Area which include pull up bars and other stations
- Skate park improvements, including new paved surface within fence
- Site furnishings: fencing, benches, trash receptacles
- Landscaping – including plantings, turf, trees, shrubs, and rain gardens
- Handball court resurfacing

WJL Equities Corp. began construction in November, 2011 and substantially completed in June, 2013.

Total construction cost of Phase 2 is approximately \$2.3 million.

Phase 3

Phase 3 went out to bid in July 2013, project construction shall commence after the Labor Day.

Phase 3 will include renovation of the existing restroom building, as well as the construction of 2 new bathrooms, all complete with handicap accessibility.

Total budget for Phase 3 is \$750,000.



Pavilion, Splash pad, and Playground



Parking area expansion improvements



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During Fiscal Year 2013, EDA invested \$1,598,417 in six projects in the State of Connecticut. These projects are expected to create or retain 4,358 jobs and leverage \$32,000,000 in private investment, according to grantee estimates. EDA's investments help Connecticut communities achieve bottom-up, locally-defined economic development goals and strategies.

EDA offers a complementary, balanced portfolio of grant programs designed to help rural and urban communities grow their private sectors and create jobs.

Program	# of Grants	EDA Funds
Disaster Relief	3	\$1,170,742
Planning	2	\$330,909
Technical Assistance	1	\$96,766
Total	6	\$1,598,417

Investment Spotlight: Stamford Hurricane Barrier

Historically, the south end of Stamford was home to some of the country's best known manufacturing operations, including Yale and Towne manufacturing and Pitney Bowes. Like many cities in the Northeast, the aftermath of World War II through the 1980's saw the departure of this manufacturing base and many neighborhoods fell into decline. In recent years, this area has benefitted from substantial redevelopment efforts through the \$3.5 billion Harbor Point development project, one of the largest redevelopment projects in the nation.

However, obsolete and vulnerable pumping stations that are part of the Stamford Hurricane Protection Barrier threatened the progress of this important redevelopment. In 2011, Tropical Storm Irene taught an important lesson: without upgrades to this infrastructure, Stamford's downtown and South End redevelopment areas faced substantial risk to lives and billions of dollars in existing and planned economic development due to flooding.

In May 2013, EDA invested \$800,000 to support the rehabilitation and replacement of infrastructure at the Dyke Lane Pumping Station, which was weakened, deteriorated, and stressed by flooding from Tropical Storm Irene. This critical infrastructure will enhance the economic resiliency of one of the most active and growing commercial business districts in New England.

Grantees expect that this investment will ensure that 2,705 jobs are retained in the area. Long-term, the EDA investment will create 1,653 new jobs in the expansion of businesses currently located in the South End and generate an anticipated \$32 million in private investment.

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Building a New Hospital for the Community

Stamford Hospital construction underway


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By: [Christina Chiarelli](#)[Stamford, CT](#) | Added on May 08, 2014 At 03:17 PM

Construction of the new Stamford Hospital is underway. But the 450 million-dollar-project's focus is not just the structure.

"It's really the fulfillment of a dream, a journey that we've been on to build a state of the art facility for this community," said Kathleen Silard, RN, Executive Vice President, Chief Operating Officer at Stamford Hospital.

Chris Riendeau says they're building care for a community that has diverse needs.

"Age is a huge piece of this. We have a young population that is moving in, so we have to dedicate resources to pediatric development as well as geriatric care," said Chris Riendeau, Senior Vice President of Fund Development at Stamford Hospital.

He says the first five stories will be dedicated to what's called comprehensive care. That includes a brand new emergency department with three separate areas: behavioral health, adult care, and pediatric care.

"Having that pediatric's area I think is really important," said Riendeau, "It's going to be an important differentiator for us. We'll be the only hospital with that."

Silard says there, they'll be able to see infinitely more patients.

"Our current E.D. (emergency department) was built for 25,000 visits a year and we see over 50,000. But in the new E.D. we will be able to go up to 80, 100,000 visits a year," said Silard.

The top five floors of the hospital are going to be dedicated to private rooms for patients and their families.

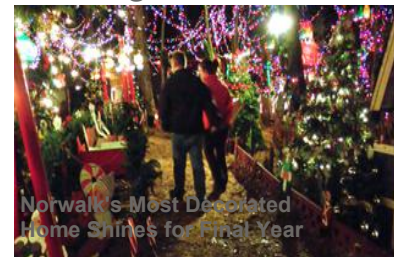

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"With 36 rooms per floor," said Riendeau. "All private rooms. Some suites for a family that requires more space."

"We'll be able to bring all of the technology and all of the nursing and clinical and medical care to the patient," said Silard, "So that other than the I.C.U, we should not have to move patients."

"Which really is very satisfying in terms of the overall health and well-being of the patient and how they heal."

Silard says brand new operating rooms will be bigger and better, accommodating more advanced technology. The new hospital will also house a heart and vascular institute.

"We're the only full-service heart hospital in lower Fairfield County," said Silard, "And we will have one heart and vascular institute in one physical location where patients can get non-invasive testing, prevention, and wellness services. As well as interventional cardiology."

And what powers the hospital will be energy efficient.

"The new building is going to employ technologies such as LED lighting," said Michael Smeriglio, Executive Director, Facilities Management at Stamford Hospital.

The construction you see here, continuing with an important mission.

"It's all about the patient," said Riendeau. "This is creating a much better healing experience for our patients."

The new hospital is scheduled to open in 2016.

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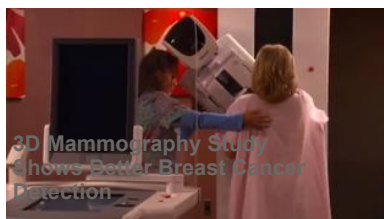
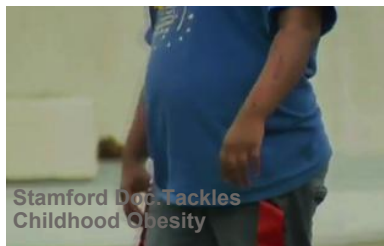
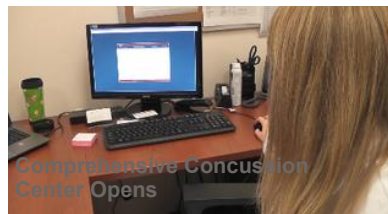
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November 7, 2017

The Honorable David Martin
Mayor of Stamford, CT
Stamford Government Center
888 Washington Boulevard
10th Floor
Stamford, CT 06901

Re: Commitment to Stamford, CT, Brownfields Revitalization

Dear Mayor David Martin:

I write on behalf of Charter Oak Communities to convey our strong support for the City of Stamford's application to the U.S. Environmental Protection Agency (EPA) Brownfields Community-Wide Assessment grant program. We understand that the City of Stamford is underway with the revitalization of vacant, underutilized, and contaminated sites located along the Mill River corridor. This project will leverage over a decade of federal, state, and local resources to advance walkability, enhance connectivity, improve public safety, and increase access to green space and recreation in the heart of Stamford's downtown.

Charter Oak Communities is a diversified community development organization that is dedicated to serving Stamford's most vulnerable residents by providing quality housing, resident services, community building and economic development. We support Stamford's brownfields assessment project because contaminated properties, including those remaining for development in the Mill River Corridor, are generally in urbanized areas affecting the health and physical activity levels of low income residents.

For these reasons, Charter Oak Communities is ready to be engaged and supportive of the Stamford's community-wide brownfields revitalization project moving forward. We commit to:

- Serving on the project's steering committee;
- Assisting the City of Stamford with public outreach activities, contacting various stakeholder and citizen groups, providing informational materials, and/or hosting/facilitating outreach events; and
- Ensuring that revitalization efforts are consistent with established community plans

Thank you for doing all that you can do to ensure that this project obtains EPA grant assistance.

Sincerely,

Vincent J. Tufo
Chief Executive Officer

November 10, 2017

The Honorable David Martin
Mayor of the City of Stamford
Stamford Government Center
888 Washington Boulevard, 10th Floor
Stamford, CT 06901

Re: Commitment to Stamford, CT, Brownfields Revitalization Project

Dear Mayor Martin:

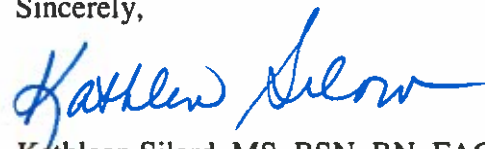
I write on behalf of Stamford Health in support of the City of Stamford's application to the U.S. Environmental Protection Agency's (EPA) Brownfields Community-Wide Assessment grant program. As you know, Stamford Health is a 305 bed not-for-profit community hospital bordering certain sections of the Mill River corridor. As a neighbor to the Mill River corridor, we are long-time supporters of the City of Stamford's project to revitalize vacant, underutilized, and contaminated sites in the area. This project is essential to our community and effectively utilizes federal, state, and local resources to advance walkability, enhance connectivity, improve public safety, and increase access to green space and recreation in the heart of Stamford's downtown.

Stamford Health is committed to continuing to provide the best healthcare to our community. Our new hospital is a key component to ensuring we have the newest technology and best caregivers in the region. We are devoted to our patients and employees and are confident that the revitalization of the Mill River corridor will eliminate health risks and increase safety for all. In addition, a thriving and safe downtown and west side enhances our employees' lives and the general health of the community.

We are ready to assist the City in any way we can to ensure the success of the brownfields revitalization project along the Mill River corridor.

This is a rare opportunity for the EPA to join with a partnership of public, private and non-profit organizations to eradicate barriers to revitalization. We thank you for doing all you can to ensure this project obtains EPA grant assistance. Please reach out to me if you need anything further from Stamford Health to support the City in this endeavor.

Sincerely,



Kathleen Silard, MS, BSN, RN, FACHE
Executive Vice President & Chief Operating Officer
Office of the President



Mill River Park Collaborative
1055 Washington Boulevard, Ste. 101
Stamford, CT 06901

www.millriverpark.org
(203) 989-0321

Arthur Selkowitz - *Chairman*
Arnold M. Karp - *Vice Chair*
Robert M. Phillips - *Vice Chair*
Don Brownstein - *Secretary*
Robert Granata - *Treasurer*

Ralph Blessing
Harry Day
Gloria DePina
Sandy Goldstein
Dr. Tommie Jackson
Katie Kasinskas
David Kooris
Diana Lenkowsky
Jackie Lightfield
Thomas Madden
Frank Mercede
Shelly Nichani
Ernie Orgera
Michael Pollard
Ryan Salvatore
JJ Sendelbach
Jim Shapiro
Robin Stein
Michael Whittingham
Michael Widland

Dudley N. Williams Jr. -
President & CEO

November 10, 2017

The Honorable David Martin
Mayor of Stamford, CT
Stamford Government Center
888 Washington Boulevard
10th Floor
Stamford, CT 06901

Re: Commitment to Stamford, CT, Brownfields Revitalization

Dear Mayor David Martin:

I write on behalf of Mill River Park Collaborative to convey our strong support for the City of Stamford's application to the U.S. Environmental Protection Agency (EPA) Brownfields Community-Wide Assessment grant program. We understand that the City of Stamford is underway with the revitalization of vacant, underutilized, and contaminated sites located along the Mill River corridor. This project will leverage over a decade of federal, state, and local resources to advance walkability, enhance connectivity, improve public safety, and increase access to green space and recreation in the heart of Stamford's downtown.

Mill River Park Collaborative is a non-profit park conservancy with a 10-year renewable contract with the City of Stamford to manage the design, construction, programming and maintenance of Mill River Park and Greenway. Parcels such as the Sprague Terminal and Czescik Homes site are key to the continued expansion of the Park. We support Stamford's brownfields assessment project because the project will further our organizational goal of rehabilitating land in Mill River Corridor, expanding our efforts to create new wildlife habitat and natural flood protection.

For these reasons, Mill River Park Collaborative is ready to be engaged and supportive of Stamford's community-wide brownfields revitalization project moving forward. We commit to

- Serving on the project's steering committee;
- Participating in strategic site selection for priority assessments;
- Identifying approaches for reuse that benefit the community;
- Ensuring that revitalization efforts are consistent with established community plans;
-

This is a wonderful opportunity for Mill River Park Collaborative, the City of Stamford and EPA to join together to address barrier to revitalization in our community. Thank you for doing all that you can do to ensure that this project obtains EPA grant assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Dudley N. Williams, Jr.", is written over a horizontal line.

Dudley N. Williams, Jr.
President & CEO

November 8, 2017

The Honorable David Martin
Mayor of Stamford, CT
Stamford Government Center
888 Washington Boulevard
10th Floor
Stamford, CT 06901

Re: Commitment to Stamford, CT, Brownfields Revitalization

Dear Mayor Martin:

On behalf of The Business Council of Fairfield County, I write to express our strong support for the City of Stamford's application to the U.S. Environmental Protection Agency (EPA) Brownfields Assessment grant program. We understand that the City of Stamford is revitalizing vacant, underutilized, and contaminated sites located along the Mill River corridor. This project is essential to advance walkability, enhance connectivity, improve public safety, and increase access to green space and recreation in the downtown.

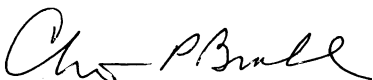
The Business Council of Fairfield County has been mobilizing businesses, along with political and community leadership around issues critical to the region's viability as a thriving economic center for nearly 50 years. We have led numerous statewide and regional public-private initiatives in the areas of energy conservation, infrastructure planning, environmental impact mitigation planning, and transportation planning.

One of our newest initiatives, the Stamford 2030 District, aims to achieve energy, water and transportation emissions reduction goals that reinforce Stamford as a high-performance economic center. Brownfield revitalization, as outlined in the City's plan, directly supports the Stamford 2030 District's mission to promote active commuting and reduce transportation emissions. Adding green space, which improves water retention and reduces runoff in the event of a storm, supports our resiliency initiatives to reduce nuisance flooding and decrease related health risks.

We are proud to commit ourselves to assisting the City of Stamford in supporting reuse opportunities that benefit and engage the community to improve public health, reduce environmental risks and increase economic vitality through enhanced livability. Specifically, we will:

- Serve on the project's steering committee
- Assist the City of Stamford with public outreach activities, contacting various stakeholder and citizen groups, providing informational materials, and/or hosting/facilitating outreach events;
- Participate in strategic site selection for priority assessments;
- Identify approaches for reuse that benefit the community;
- Ensure that revitalization efforts are consistent with established community plans;
- Provide research, planning and/or technical assistance to Stamford.

Sincerely,



Christopher P. Bruhl
President and CEO

November 8, 2017

The Honorable David Martin
Mayor of Stamford, CT
Stamford Government Center
888 Washington Boulevard, Floor
Stamford, CT 06901

Re: Commitment to Stamford, CT, Brownfields Revitalization

Dear Mayor Martin:

As CEO of Family Centers, I want to express our organization's strong support for the City of Stamford's application to the U.S. Environmental Protection Agency (EPA) Brownfields Community-Wide Assessment grant program. Over the past several years, the City of Stamford has invested heavily in the revitalization of numerous neighborhoods for the betterment of its citizens and to ensure its long-term sustainability. Leveraging over a decade's worth of federal, state, and local resources, we're aware that work is underway to develop vacant, underutilized and contaminated sites located along the Mill River corridor. This project will improve pedestrian accessibility, enhance connectivity, enhance public safety and increase access to green space and recreational resources in the heart of Stamford's downtown.

As one of Fairfield County's leading providers of health, education and human services, Family Centers is committed to provide residents with the support and resources they need to overcome life's challenges and realize their potential. We are also collaborating closely with the City on several social issues, and believe the brownfields assessment project creates a heightened sense of vibrancy and paves the way for residents to attain a greater sense of self-sufficiency.

Family Centers is committed to be engaged and supportive of Stamford's community-wide brownfields revitalization project moving forward. To support this project, we will:

- Serve on the project's steering committee;
- Assist the City of Stamford with public outreach activities, engage various stakeholder and citizen groups, provide informational materials, and/or facilitate outreach events;
- Participate in strategic site selection for priority assessments;
- Identify approaches for reuse that benefit the community;
- Ensure that revitalization efforts are consistent with established community plans;
- Provide research, planning and/or technical assistance to Stamford;

Thank you for doing all that you can do to ensure that this project obtains EPA grant assistance.

Sincerely,

A handwritten signature in black ink that reads "Bob".

Robert M. Arnold, CEO
Family Centers



**BOYS & GIRLS CLUB
OF STAMFORD**

Boys & Girls Club of Stamford, Inc.

The Mary C. Rich Clubhouse
347 Stillwater Avenue
Stamford, CT 06902

Yerwood
90 Fairfield Avenue
Stamford, CT 06902

Tel 203-324-0594
Fax 203-324-2330

November 7, 2017
The Honorable David Martin
Mayor of Stamford, CT
Stamford Government Center
888 Washington Blvd. 10th Fl.
Stamford, CT 06901

Commitment to Stamford, CT, Brownfields Revitalization

Dear Mayor David Martin:

As the Executive Director of the Boys & Girls Club of Stamford, I write to confirm the Stamford Boys & Girls Club support of Stamford's effort to revitalize vacant, underutilized, and contaminated sites located along the Mill River corridor. We also urge you to provide Stamford with a U.S. Environmental Protection Agency (EPA) Brownfields Assessment grant to supply the critical support necessary to inventory, characterize, assess, and plan for the redevelopment of priority sites.

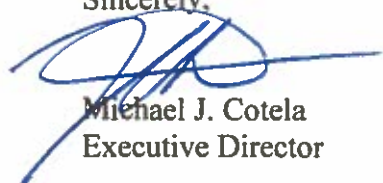
The Boys & Girls Club of Stamford is a youth services agency dedicated to enriching the lives of the children in Stamford. We support Stamford's Brownfields Assessment project because many of our children live within walking distance of Mill River corridor and use the park frequently. Improving green space for families and the improvement of public safety will benefit all the people of Stamford.

The Boys & Girls Club is committed to helping the City of Stamford make progress in removing uncertainty and high risks that prevent the redevelopment of strategic sites, identifying approaches for reuse that benefit the community, and engaging the public in the effort. Specifically, the Boys & Girls Club will:

- Assist the City of Stamford with public outreach activities, containing various stakeholder and citizen groups, providing information materials, and/or hosting/facilitating outreach events

Please give Stamford's application for EPA Brownfields assistance the highest consideration.

Sincerely,



Michael J. Cotela
Executive Director

Administrative:
635 Main Street
Middletown, CT 06457
860.347.6971

Locations:

CHC of Bristol
395 North Main Street
Bristol, CT 06010
860.585.5000

CHC of Clinton
114 East Main Street
Clinton, CT 06413
860.664.0787

CHC of Danbury
8 Delay Street
Danbury, CT 06810
203.797.8330

CHC of Enfield
5 North Main Street
Enfield, CT 06082
860.253.9024

CHC of Groton
481 Gold Star Highway
Groton, CT 06340
860.446.8858

CHC @ CT Children's
76 New Britain Avenue
Hartford, CT 06106
860.547.0970

CHC of Meriden
134 State Street
Meriden, CT 06450
203.237.2229

CHC of Middletown
675 Main Street
Middletown, CT 06457
860.347.6971

CHC of New Britain
85 Lafayette Street
New Britain, CT 06051
860.224.3642

CHC of New London
One Shaw's Cove
New London, CT 06320
860.447.8304

CHC of Old Saybrook
263 Main Street
Old Saybrook, CT 06475
860.388.4433

CHC of Waterbury
51 North Elm Street
Waterbury, CT 06702
203.574.4000

Day Street CHC
49 Day Street
Norwalk, CT 06854
203.854.9292

Franklin Street CHC
141 Franklin Street
Stamford, CT 06901
203.969.0802

www.chc1.com

Facebook/CHCInc
Twitter[@CHCConnecticut]

November 13, 2017

The Honorable David Martin
Mayor of Stamford, CT
Stamford Government Center
888 Washington Boulevard
10th Floor
Stamford, CT 06901

Re: Commitment to Stamford, CT, Brownfields Revitalization

Dear Mayor David Martin:

I write on behalf of the Community Health Center, Inc. to convey our strong support for the City of Stamford's application to the U.S. Environmental Protection Agency (EPA) Brownfields Community-Wide Assessment grant program. We understand that the City of Stamford is underway with the revitalization of vacant, underutilized, and contaminated sites located along the Mill River corridor. This project will leverage over a decade of federal, state, and local resources to advance walkability, enhance connectivity, improve public safety, and increase access to green space and recreation in the heart of Stamford's downtown.

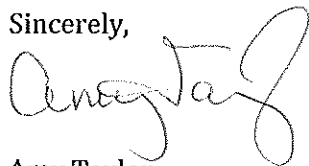
Community Health Center, Inc. is a leading independent, non-profit healthcare provider in the state of Connecticut, providing comprehensive primary care services in medicine, dentistry, and behavioral health to more than 145,000 people using innovative service delivery models and state of the art technology. Our programs are available to all, as we have a special commitment to the underserved, underinsured, and key populations such as patients with HIV/AIDS. We support Stamford's brownfields assessment project because we believe a healthy environment is critical to overall health and wellness.

For these reasons, Community Health Center, Inc. is ready to be engaged and supportive of the Stamford's community-wide brownfields revitalization project moving forward. We commit to:

- Ensuring that revitalization efforts are consistent with established community plans;

Thank you for doing all that you can do to ensure that this project obtains EPA grant assistance.

Sincerely,



Amy Taylor
Vice President, Western Region
Community Health Center, Inc.



Letters of Commitment

Serving underserved and uninsured patients at Connecticut's largest network of community health centers.



November 7, 2017

The Honorable David Martin
Mayor of Stamford, CT
Stamford Government Center
888 Washington Boulevard, 10th Floor
Stamford, CT 06901

RE: Domus commitment to Stamford, CT, Brownfields Revitalization

Dear Mayor Martin,

I am writing to express Domus Kids' support for the City of Stamford's application to the Environmental Protection Agency Brownfields Community-Wide Assessment grant program.

We are thrilled with the City's revitalization of brownfields along the Mill River corridor. And we applaud this grant project's leveraging of federal, state, and local resources to vastly increase recreational opportunities, walkability, and public safety in downtown Stamford.

As a nonprofit agency serving more than 1,200 high-need young people in Stamford each year, we are committed to the goals of this brownfield revitalization project. It will have a direct impact on the young people we serve, who use the parks, sidewalks, and recreational spaces of the City on a daily basis. We also believe that these improvements will help drive economic development in the City—and thereby indirectly create job opportunities for the young people we are training for the workforce.

We are pleased to participate in this project by helping to identify reuses that benefit the community; assisting with public outreach activities by contacting stakeholder groups and/or holding outreach events; and providing whatever other assistance we can.

Domus wholeheartedly supports this application because of the tremendous benefit the work will have for the entire Stamford community. We hope that the EPA will give your application its highest consideration.

Best Regards,

Michael Duggan
Executive Director

83 Lockwood Ave. | Stamford CT 06902 | V 203.324.4277 | F 203.324.2990
info@domuskids.org www.domuskids.org



Emergency Housing

Transitional Housing

Permanent Housing

Deeply Affordable
Housing

Rapid Rehousing

Vocational Training

Education & Employment

Children's Services

Early Childhood &
Parenting Services

Employment & Housing
Retention

Board of Directors

Jeff Brennan - Chair

Claude Bernstein

Jane Carlin

Beatrice Chodosh

Donna Christensen

Norman Cole

Linda Cremin

Scott Davis

Carmen Domonkos

Marianne Drost

Larry Gilmore

Larry Goldberg

Mary Grande

Bruce Heller

Steve Hoover

Mandeep Johar

Len Larrabee

Kay Maxwell

Pat Mendelsohn

Stephen Napier

Gary Neems

Marci Paulk

Patty Roberts

Jason T. Shaplen

Chief Executive Officer

November 10, 2017

The Honorable David Martin
Mayor of Stamford, CT
Stamford Government Center
888 Washington Boulevard
10th Floor
Stamford, CT 06901

Re: Commitment to Stamford, CT, Brownfields Revitalization

Dear Mayor David Martin:

I write on behalf of Inspirica, Inc. to convey our strong support for the City of Stamford's application to the U.S. Environmental Protection Agency (EPA) Brownfields Community-Wide Assessment grant program. We understand that the City of Stamford is underway with the revitalization of vacant, underutilized, and contaminated sites located along the Mill River corridor. This project will leverage over a decade of federal, state, and local resources to advance walkability, enhance connectivity, improve public safety, and increase access to green space and recreation in the heart of Stamford's downtown.

My organization is the largest organization serving the homeless in lower Fairfield County. We support Stamford's effort to revitalize brownfields because improving and creating housing alleviates growing homelessness in our area.

Inspirica, Inc. is committed to helping the City of Stamford make progress in removing uncertainty and health risks that prevent redevelopment of strategic sites, identifying approaches for reuse that benefit the community, and engaging the public in ensuring that brownfields revitalization efforts are consistent with established community plans. My organization assist the City of Stamford with public outreach activities and/or hosting/facilitating outreach events.

This is a wonderful opportunity for EPA to join with a partnership of public and non-profit organizations to address barriers to revitalization in our community. Thank you for doing all that you can do to ensure that this project obtains EPA grant assistance.

Sincerely,

Jason T. Shaplen
Chief Executive Officer

WEST

November 9, 2017

The Honorable David Martin
Mayor of Stamford, CT
Stamford Government Center
888 Washington Boulevard
10th Floor
Stamford, CT 06901

Re: Environmental Protection Agency (EPA) Brownfields Community-Wide Assessment grant program – Stamford, CT, Brownfields Revitalization

Dear Mayor Martin:

The City of Stamford's application to the U.S. Environmental Protection Agency (EPA) Brownfields Community-Wide Assessment grant program is consistent with the objectives and outcomes supported by The Western Connecticut Council of Governments' (WestCOG) Plan of Conservation and Development (POCD).

Projects in the Mill River Corridor will build on a decade of federal, state, and local resources to advance walkability, enhance connectivity, improve public safety, and increase access to green space and recreation in the heart of Stamford's downtown. WestCOG's POCD recommends redevelopment of brownfields stating that *"their reuse can help lessen the sprawl-inducing pressure to develop natural open areas such as farmland for residential development."* (SWRPA POCD 2006). Additionally, Stamford's efforts in the Mill River Corridor will be able to leverage WestCOG's planning and analytical services:

- Performing outreach and networking with various stakeholder and citizen groups.
- Offering data, GIS, and analytical Support

Thank you for doing all that you can do to ensure that this project obtains EPA grant assistance.

Sincerely,



Francis Pickering
Executive Director
Western Connecticut Council of Governments
FPickering@WestCOG.org
475.323.2070

City of Stamford, CT - Application for EPA Brownfields Assessment Grant

THRESHOLD CRITERIA

Name of Applicant: **City of Stamford, CT**

1. Applicant eligibility: The City of Stamford is a unit of municipal government, a political subdivision under the laws of the State of Connecticut.

2. Community Involvement:

The City of Stamford recognizes the role of community engagement in project success. Representatives from COC, Stamford Hospital, Stamford Boys & Girls Club, Mill River Collaborative, Inspirica, Business Council of Fairfield County, Franklin Street Community Health Center, Family Centers, Domus, and Western Council of Governments are already actively involved in Mill River Corridor revitalization efforts, and have committed to serve on a Brownfields Working Group to help direct the project. Staff will meet regularly with the Working Group (initially and at least quarterly thereafter) to undertake project planning, site selection for assessments, and visioning for reuse.

The Brownfields Working Group will help engage residents and businesses, and host a series of three public meetings during the project period. The first meeting will be used to apprise stakeholders about the EPA-funded project, solicit input about site selection, and share information about assessment and remediation approaches and respond to community concerns. A mid-project public meeting will update residents and business interests about assessment progress. A final meeting will be held at the conclusion of the project to review accomplishments and outline next steps being taken toward remediation and reuse of sites. Engagement activities will occur at convenient times, be centrally located and provide child care to maximize public involvement. Convenient meeting locations include City Hall, the campus of new Stamford Hospital, and the West Side neighborhood Yerwood Center. Stamford will strengthen the existing public engagement and community partnership that have gone into the Mill River Park & Greenway visioning and implementation process in several concrete and effective ways, including:

- Holding public Brownfields Working Group meetings regularly, with public input sessions every quarter;
- Requesting each organization represented on the Brownfields Working Group to provide reports to its organizational staff, members, and constituents on a regular basis;
- Establishing dedicated pages on the City's website with information, documents, and a means to take public input; and
- Creating a set of print and internet outreach materials explaining the project and its progress.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

11/16/2017

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Stamford

* b. Employer/Taxpayer Identification Number (EIN/TIN):

066001897

* c. Organizational DUNS:

0721216010000

d. Address:

* Street1:

888 Washington Boulevard

Street2:

* City:

Stamford

County/Parish:

* State:

CT: Connecticut

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

06901-2902

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Karen

Middle Name:

* Last Name:

Cammarota

Suffix:

Title:

Organizational Affiliation:

* Telephone Number:

203-977-5709

Fax Number:

* Email:

kcammarota@stamfordct.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-17-07

* Title:

FY18 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Stamford Mill River Corridor Brownfields Revitalization

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: